Instr:200001140005173 Page: 1 OF 3
REC'D FOR REC 01/14/2000 2:50:15PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $194.25

41
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, 26th Floor
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $52,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Karen Overstreet
Affiant

Sworn to and subscribed before me this 5th day of January, 2000.

Notary Public
My Commission Expires: 3/24/01

NOTARY PUBLIC AT LARGE
RODERICK J. NAVIN
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:
Keith Overstreet
2100 Billingsham Court
Mt. Juliet, TN 37122

SEND TAX BILL TO:
SAME

Map: 44-15
Parcel: 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ronald G. Rains and wife, Jane G. Rains, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Keith Overstreet and wife, Karen Overstreet, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 705 Cleves Street Old Hickory, TN 37138.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1) Restrictive covenants recorded in Book 1726, Page 470, Register's Office for Davidson County, Tennessee.

2) Easement of record in Book 626, page 556, Register's Office for Davidson County, Tennessee.

3) Easement of record in Book 575, page 664, Register's Office for Davidson County, Tennessee.

4) Easement of record in Book 662, page 743, Register's Office for Davidson County, Tennessee.

5) Easement of record in Book 735, page 417, Register's Office for Davidson County, Tennessee.

6) Easement of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

7) Plan of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee.

8) City and/or County Taxes for the year 2000 and subsequent years: A lien, not yet due or payable.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5th day of January, 2000.

GRANTOR:

Ronald G. Rains

Jane G. Rains

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Ronald G. Rains and Jane G. Rains, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of January, 2000.

Notary Public

My Commission Expires: 3/24/01

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 41 of Section A on the plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 41 fronts 55 feet on the easterly side of Cleves Street and runs back between parallel lines, 85 feet to the westerly line of Lot No. 35, measuring 55 feet thereon.

Being the same property conveyed to Ronald G. Rains and wife, Jane G. Rains by deed from John J. Antal of record in Book 6657, page 623, Register's Office for Davidson County, Tennessee.