WARRANTY DEED

Instr:200003090024437 Page: 1 OF 2
REC'D FOR REC 03/09/2000 1:47:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $307.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March AT LARGE 2000

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 2/2/04
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. Ward	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	59-112
(NAME)	(NAME)	
674 Ewing Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Timothy R. Overton, married, as his sole as separate property

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl E. Ward **unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at 674 Ewing Drive, Nashville, TN 37072, County of Davidson, AND:

LAND in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, being Lot No. 9 on the unrecorded map showing the subdiviison of part of the Marshall Waters Lans described according to a survey made by Erle Drake, County, Surveyor, April 14 and 15, 1936, as follows:

BEGINNING in the center of Ewing Creek road at the corner of Lot Nos 8 and 9; thence with the line between said two lots, South 4 deg. West 517 feet to the corner of Lot Nos 9 and 12; thence with the line between said two lots, North 89 deg. 30 min. West 100 feet to the corner of Lots 9 and 10; thence with the line between said two lots, North 5 deg. East 490 feet to the center of Ewing Creek Road; thence with the center of said Road, North 75 1/4 deg. East 100 feet to the beginning, containing 1.09 acres, more or less.

BEING the same property conveyed to Timothy R. Overton, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, which deed is of record as instrument no. 200002160015734, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

The property herein conveyed is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 674 Ewing Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 7th day of March 2000

Timothy R. Overton

Timothy R. Overton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy R. Overton

Timothy R. Overton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, _____, Tennessee, this 7th day of March, 2006

Commission expires _____

Notary Public

LORA K. WATTS
NOTARY PUBLIC
ROBERTSON COUNTY, TN

My Commission Expires 2/2/04

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public