PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Instr:200006020055244 Page: 1 OF 2
REC'D FOR REC 06/02/2000 3:06:39PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $571.28

W & I Ref: (gj) Title No: 41649
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| William H. Overbey, Jr.<br>Magaline T. Overbey<br>1125 Clifton Lane<br>Nashville, TN 37204 | SunTrust Bank<br>201 Fourth Avenue N./7th Floor<br>Nashville, TN 37205 |

**TAX MAP-PARCEL NUMBERS: 118-9-253**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 154400.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Jones and spouse, Millie Miles Jones,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William H. Overbey, Jr. and spouse, Magaline T. Overbey,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot NO. 4-B, Zone Lot Division of Lots Nos. 2, 3, 4, 5 and 7 of Granclift Subdivision of record in Book 6250, page 305, said Register's Office.

SAID Lot NO. 4-B fronts 32.02 feet on the southerly side of Clifton Lane and runs back 189.08 feet on the westerly line and 189.60 feet on the easterly line to a line in the rear which measures 33.82 feet thereon.

BEING the same property conveyed to James Robert Jones, unmarried, by deed from Aberdeen Properties, Inc. as of record in Book 6637, page 629, said Register's Office. James Robert Jones has since conveyed all of his interest in subject property to James Robert and Millie Miles Jones, JTWROS by Quitclaim Deed of Record in Book 10481, page 829, said Register's Office.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; Subject to all matters set out on the Plan, with Owner's Certificate, of record in Plat Book 6250, Page 305, said Register's Office, which Plan reference is made for amore complete description thereof.

**This is improved property, known as:** 1125 Clifton Lane, Nashville, TN 37204

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 1st day of June, 2000.

**James R. Jones**

**Millie Miles Jones**

**State of Tennessee**
**County of Davidson**

On this 1st day of June, 2000, before me the undersigned authority, personally appeared **James R. Jones** and **Millie Miles Jones**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

**State of Tennessee**
**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154400.00

Affiant

Sworn and subscribed before me on the 1st day of June, 2000.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.