This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 156
PARCEL: 51
GROUP:

Send Tax Bills to:
Joseph Behling and wife, Sandy Behling
204 Cross Timbers Drive
Nashville, TN 37221

Instr:200008240083775 Page: 1 OF 2
REC'D FOR REC 08/24/2000 11:24:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $107.93

WARRANTY DEED

THIS INDENTURE, made this 23rd day of August, 2000 between

James R. Overby

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Joseph Behling and wife, Sandy Behling

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee is described as follows, to-wit:

Land in the 9th Civil District of Davidson County, State of Tennessee, being Lot No. 30 on the Plan of Harpeth Heights, Section 5, not of record, described according to a survey made by Hal R. Swann, Jr. Surveyor, October 26, 1963, and revised June 21, 1965, as follows:

Beginning at a point on the northerly margin of Marler Road, 193.1 feet southerly from the southwest corner of Lot No. 20 onsaid plan conveyed to Alvin W. Terrell and Son, Inc. by deed from E. U. Buchi and wife, of record in Book 3882, Page 487, Register's Office for said County: thence with the northerly margin of said Road eastwardly 136.5 feet; thence northwardly 252.7 feet to the southeast corner of said Lot No. 20; thence with the line between said Lots Nos. 20 and 30 westwardly 146 feet to the southwest corner of said Lot No. 20; thence southwardly 193.1 feet to the beginning.

Being the same property conveyed by James R. Overby by Deed in Lieu of Foreclosure from Jimmy D. Strong of record in Instrument # 200007310074933 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2000 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

James R Overby

James R. Overby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Overby the within named 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 office this 23rd day of August, 2000.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary

My Commission Expires: 11/30/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $29,170.51.

James R Overby

Affiant

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me, this 28th day of August, 2000.

Notary Public

My Commission Expires: 11/30/2002