Return to:
CASTLEMAN TITLE & ESCROW, INC.
~~110 Glancy Street, Suite 112~~
Goodlettsville, TN 37072

47

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 04/03/01 15:16 3pgs
Fees:15.00 Taxes:421.43
20010403-0032339

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **March, 2001, by and between BOYCE E. OVERTON and LINDA C. OVERTON, HUSBAND AND WIFE, hereinafter called Grantors, and CARLOS R. PINTO, A MARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BOYCE E. OVERTON and LINDA C. OVERTON, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto CARLOS R. PINTO, A MARRIED MAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 637 NAWAKWA TRAIL, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Boyce E. Overton
BOYCE E. OVERTON Signature of Seller

Linda C. Overton
LINDA C. OVERTON, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BOYCE E. OVERTON and LINDA C. OVERTON, HUSBAND AND WIFE, the within named bargainors, 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 **28th** day of March, 2001.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CARLOS R. PINTO, A MARRIED MAN

637 NAWAKWA TRAIL
MADISON, TN 37115

Property Address:

637 NAWAKWA TRAIL
MADISON, TN 37115

Person Responsible for Taxes:

Map & Parcel #: MAP 63-1, PARCEL 12.01

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$113,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **March, 2001.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 6-25-03

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MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being a part of the north part of Lot No. 1 of Nawakwa Hills Annex, as of record in Book 843, page 64, Register's Office for said County and described partially according to a copy of a survey made by H. Gee, dated September 13, 1951, and more particularly described as follows:

BEGINNING at a point in the south margin of Nawakwa Trail 105.13 feet from a concrete monument in the south margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence north 66 13 minutes east 105.0 feet to a point; thence extending back between two parallel lines 198.73 feet to a dead line in the rear measuring 105.0 feet thereon.

BEING the same property conveyed to BOYCE E. OVERTON and LINDA C. OVERTON, HUSBAND AND WIFE, by Deed from DELMAS & MILDRED GRAMMER, JR., of record in BOOK 4071, PAGE 238, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 63-1, PARCEL 12.01).

2. All matters as set forth on the Plan of NAWAKWA HILLS ANNEX, of record in Plat Book 843, page 64, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.