WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/01 12:16 2pgs
Fees:11.00 Taxes:584.60

20010604-0057647

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Todd Edward Griner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TODD EDWARD GRINER (NAME)	Guaranty Trust (NAME)	MAP 160-4
402 RITCHIE DRIVE (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 97
NASHVILLE, TN 37220 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, EULA OVERBY EWING, SOLE HEIR AT LAW AND BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF CHARLES CONNELL OVERBY, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TODD EDWARD GRINER

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Brentwood Hills as of record in Book 3300, page 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charles C. Overby and wife, Mattie E. Overby by deed of record in Book 3505, page 13, Register's Office for Davidson County, Tennessee; the said Mattie E. Overby having predeceased Charles C. Overby on March 3, 1993, and the said Charles C. Overby having since died on February 27, 2001. Eula Overby Ewing executes this instrument as Sole Heir at Law and Beneficiary under the Last Will and Testament of Charles Connell Overby, Probate No. O-P745, Seventh Circuit Court for Davidson County, Tennessee.

CHARLES C. OVERBY AND CHARLES CONNELL OVERBY were one and the same person.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 402 RITCHIE DRIVE, NASHVILLE, TN 37220
(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 16th day of May, 2001

Eula Overby Ewing
EULA OVERBY EWING

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 EULA OVERBY EWING, SOLE HEIR AT LAW AND BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF CHARLES CONNELL OVERBY, DECEASED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 16th day of May, 2001.

Commission expires 5/27/01

Notary Public

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