37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Nashville Homestead Corporation 701 South Sixth Street Nashville, TN 37206	Map 92-7 Parcel 50	Same

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Kawana R. Overton, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to The Nashville Homestead Corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of C. R. Badoux Subdivision of part of Lot No. 14 Harding Lytle Tract as of record in Book 161, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 40 feet on the southerly side of Hermosa Street and runs back between parallel lines 159 feet to an alley at the rear on which it measures 40 feet thereon.

Being the same property conveyed to Kawana R. Overton by deed of record as Instrument No. 200003140026223, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is unimproved property located on Hermosa Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Davidson County DEEDWARR
Recvd: 06/29/01 16:06 2pgs
Fees:11.00 Taxes:22.20
20010629-0069310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,000.00

Loretta C. Owens
Affiant

Subscribed and sworn to before me this 22nd day of June, 2001.

Loretta B. Lane
Notary Public

My Commission Expires: 3/23/2002

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22nd day of June, 2001.

Kawana R. Overton
KAWANA R. OVERTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Kawana R. Overton, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained .

WITNESS my hand, at office, this 22nd day of June, 2001.

Loretta B. Lane
Notary Public
My Commission Expires:
3/23/2002

