WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/01 09:08 2pgs
Fees:13.00 Taxes:2044.25
20010910-0097587

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th Day of September, 2001.

Notary Public

MY COMMISSION EXPIRES: 4-8-01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Bryant and Beverly S. Bryant	William H. Bryant	Map 145-04-0
(NAME) 1107 Overton Lea Road	(NAME) 1107 Overton Lea Road	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	Parcel 033.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James W. Bilyeu and wife, Wadean Bilyeu**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William H. Bryant and wife, Beverly S. Bryant** herereinafter called the GRANTEE(S), 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. 3 on the plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey by William A. Pitts, Surveyor, February 1, 1947, as follows:

Beginning on the southerly margin of Overton Lea Road, at the northeast corner of the property conved to Walton S. Stamps and wife, by deed from F. H. McNeill, Jr., Executor and Trustee of record in Book 1912, page 28, Register's Office for said County, being the corner of Lot Nos. 2 and 3; thence with the line between said two lots, South 10 degrees 04 minutes West 468.4 feet to the margin of Ridgeview Drive; thence with the same, eastwardly 164.04 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots, North 11 degrees, 51 minutes East 479.7 feet to the southerly margin of Overton Lea Road; thence with same, westwardly 180 feet to the beginning.

Being the same property conveyed to James W. Bilyeu and wfie, Wadean Bilyeu by Quitclaim Deed from James W. Bilyeu of record in Instrument No. 20001122-045260, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 3761, page 273, Book 1972, page 216, and in Book 1081, page 643, Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 1107 Overton Lea Road 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 6th Day of September, 2001.

James W. Bilyeu

Wadean Bilyeu

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared James W. Bilyeu and Wadean Bilyeu, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th Day of September, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-01

