40-A

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires July 26, 2003

Davidson County DEEDWARR
Recvd: 11/29/01 16:03 2pgs
Fees:13.00 Taxes:527.99

20011129-0131021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
David J. Tirpak
(NAME)

2708 Meadow Rose Drive
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37206
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

(NAME)

(STREET ADDRESS)

(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
83-8-217

FOR AND IN 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, **Daniel A. Overby and Mary Ann Overby, Trustees of The Daniel A. Overby and Mary Ann Overby Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David J. Tirpak and wife, Kathy A. Brady,** 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. 14, on the plan of Section VI, 2nd Addition, Rosewood Heights, as shown on plat of record in Book 2854, Page 21, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 14 fronts 153 feet on the easterly side of Meadow Rose Park Road and runs back 124.8 feet on the southerly line and 138.3 feet on the northerly line to a dead line in the rear on which it measures 166.3 feet.

Being the same property conveyed to Daniel A. Overby and Mary Ann Overby Revocable Living Trust, by Deed of Record in Instrument Number 20010921-0102654, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 2708 Meadow Rose Drive, Nashville, TN 37206.

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. Whenever 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 28th day of November, 2001.

Daniel A. Overby, Trustee of
The Daniel A. Overby and Mary Ann Overby Living Trust

Mary Ann Overby, Trustee of
The Daniel A. Overby and Mary Ann Overby Living Trust

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 Daniel A. Overby, Trustee and Mary Ann Overby, Trustee on behalf of said Tennessee trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 28th day of November, 2001.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Daniel A. Overby, Trustee and Mary Ann Overby, Trustee on behalf of the Daniel A. Overby and Mary Ann Overby Living Trust, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that Daniel A. Overby, Trustee and Mary Ann Overby, Trustee on behalf of the Daniel A. Overby and Mary Ann Overby Living Trust, of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of November, 2001.

My Commission Expires: 9/28/02

TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 8-28-02

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of November, 2001.

My Commission Expires:_____

_____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282