Davidson County DEEDWARR
Recvd: 07/02/02 13:23 2pgs
Fees:13.00 Taxes:599.03

20020702-0079427

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2002.

Notary Public

My Commission Expires: 11/2005

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Douglas W. Powell and Barbara S. Powell
6805 River Ridge Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Columbia National, Inc.
P.O.Box 3050, Mail Stop D1-10
Columbia, MD. 21045-6050

MAP-PARCEL NUMBERS:
141-150-B-042.00 co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Walter J. Overton, a married man,*** hereinafter referred to as Grantors, hereby transfers and conveys to **Douglas W. Powell, married,** hereinafter referred to as 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. 250 on the Plan of Rolling River Estates, Phase 3, as of record in Book 5200, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter J. Overton and Arnetta D. Overton by Warranty Deed from Equitable Relocation Management Corporation of record in Book 6264, Page 330, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 81, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4871, Page 640, Book 4892, page 689, Book 4788, page 950, Register's Office for Davidson County, Tennessee.

Lien of record in Book 8183, page 857, and Book 9416, page 392, Register's Office for Davidson County, Tennessee.

Judgements of record in Book 8318, Page 435, Book 8321, page 983, Book 9246, page 733, Book 8321, page 1985, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4892, page 679, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6805 River Ridge Drive, Nashville, Tennessee 37221.

* Laura Overton, wife of Walter J. Overton, joins in this instrument to convey any and all marital interest she has in said property.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of June, 2002.

Walter J. Overton

Laura Overton

Walter J. Overton

Laura Overton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter J. Overton and wife, Laura Overton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2002.

11.22.05

My Commission Expires: Notary Public

NOTARY PUBLIC AT LARGE

05648-BP