WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LYNDA L. KING
Notary Public At Large
Commission Expires 6-29-2003

THIS INSTRUMENT WAS PREPARED BY
Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert K. Overbey (NAME)	Same as Owner (NAME)	Map 161-11.0
322 Yorkshire Circle (ADDRESS)	(ADDRESS)	Group C
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 019.0

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, Martha R. Hovis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert K. Overbey and wife, Peggy M. Overbey

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 all of Unit No. D-401 on the plan of Townhouses at Villages at Brentwood Resubdivision of Lot 1, Phase 4 of record in Book 6900, page 471, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Martha R. Hovis, also known as Renee Amberg, by Quitclaim Deed from Jimmy Amberg, as shown by Instrument No. 200108060084105, Register's Office for Davidson County, Register's Office for Davidson County, Tennessee. See also Book 10003, page 379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants as shown of record in Book 7231, page 789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Steven Hovis joins in this conveyance to convey any and all marital rights he may have in and to the said property.

Davidson County DEEDWARR
Recvd: 09/11/02 13:02 2pgs
Fees:13.00 Taxes:370.00

20020911-0110728

This is improved (X) unimproved ( ) property, known as 322 Yorkshire Circle, Nashville, TN 37211
(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. 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 hand this 3rd day of September 2002

Martha R. Hovis

Steven Hovis

NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County
VENNESA R. GUNVILLE
Commission Expires July 30, 2005

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha R. Hovis

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 Nashville, Tennessee, this 28 day of August, 2002.

Commission expires July 30, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Vennesa R. Gunville, a Notary Public within and for the State and County aforesaid, personally appeared Martha R. Hovis and Stephen Hovis 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 Nashville, TN, Davidson Co on this the 28th day of August, 2002.

My commission expires July 30, 2005

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County
VENNESA R. GUNVILLE
Commission Expires July 30, 2005

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 Stephen Hovis, married, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2002.

Commission Expires: July 30 2005

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County
VENNESA R. GUNVILLE
Commission Expires July 30, 2005

R. GUNVILLE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

R. GUNVILLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

AUG.28. 2002 7:29AM BRAGG,MANSFIELD & STEGALL NO. 4733 P. 3