File Box #24

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/02 10:21 2pgs
Fees:13.00 Taxes:238.84

20021209-0151181

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 2002

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabrina F. Overstreet (NAME)	Right Mortgage Company (NAME)	MAP 119, GROUP 1
2157 Sadler Ave. (ADDRESS)	106B West Hill Drive (ADDRESS)	PARCEL 1.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	6DA15986

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, Billie Byrd and Will Simon and Angie Simon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sabrina F. Overstreet, unmarried

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:

BEING part of Lot 45 on the Plan of Sadler Place, of record in Book 332, Page 31, Register's Office, Davidson County, Tennessee.

BEGINNING at a point, being the common corner of Lot 45 and a former portion of Lot 45, at the margin of Sadler Avenue; thence with said common line, northwesterly 112.0 feet to an iron pin the the Railroad R.O.W.; thence southerly 79.09 feet to the R.O.W of Glenrose Avenue; thence easterly with Glenrose Avenue, 103.96 feet; thence around a radius with Sadler Avenue, 33.03 feet; thence with Sadler Avenue, 26.07 feet to the point of beginning.

Being the same property conveyed to Billie Byrd, Will Simon and wife, Angie Simon by deed from Mortgage Electronic Registration Systems, Inc. of record in Instr: #20020703-0080565, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

unimproved ( )
This is improved (X) property, known as 2157 Sadler Ave., Nashville, TN 37210
(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. 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 our hand s this 27th day of November, 2002

Billie Byrd

Angie Simon

Billie Byrd

Will Simon

Will Simon

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 Billie Byrd and Will Simon and Angie Simon

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November 2002.

Commission expires 11-26-2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 _____ on this the _____ day of _____.

My commission expires _____

Notary Public