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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/27/03 11:02 2pgs
Fees:13.00 Taxes:451.40
20030127-0010666

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 2003

Notary Public

MY COMMISSION EXPIRES: 9.30.2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith A. Overstreet		64-12A 616.00CO
(NAME)	(NAME)	
616 Weatherbeaten Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Susie Edwards, a widow, unmarried, and Robert Pennington, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith A. Overstreet and wife, Karen G. Overstreet

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:

A certain condominium apartment in Davidson County, TN, described as Unit 616 Fox Run Condominium Apartments, a Horizontal Property Regime, located on Weatherbeaten Place Davidson County, TN, as shown on the plat of Fox Run, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1 Condominium Apartments, recorded in Plat Book 6250, page 118, said Register's Office, and described in a Master Deed recorded in Book 5535, page 713, as corrected in Book 5895, page 516 and Book 5936, page 301, and amended in Book 6370, page 817 and Book 8510, pages 92 and 95, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Fox Run Condominium Apartments contained in the Master Deed recorded in Book 5535, page 713, as corrected in Book 5895, page 516 and Book 5936, page 301, and amended in Book 6370, page 817 and Book 8510, pages 92 and 95, and By-Laws recorded in Book 4956, page 590, as amended in Book 5174, page 609, Book 5896, page 1 and Book 8510, page 100, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Susie Edwards and Robert Pennington, by deed from Jane A. Marsh, a single person, of record in Book 10601, page 199, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 6250, page 118, Register's Office for Davidson County, TN.

This is improved (X) unimproved ( ) property, known as 616 Weatherbeaten Place, Hermitage, TN 37076
(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 22nd day of January 2003

Susie Edwards
Susie Edwards

Robert Pennington Martha Kennady Pennington
Robert Pennington Martha Kennady Pennington

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 Susie Edwards and Robert Pennington and wife, Martha Kennady Pennington

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 Brentwood, Tennessee, this 22nd day of January, 2003.

Commission expires 9/24/05

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 _____, _____.

MARSHA J. RAGSDALE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMMISSION EXPIRES: SEPT. 24, 2005

My commission expires _____

Notary Public