Recd 48A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $103,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2003.

Notary Public
My commission expires: ~~11/30/04~~ 5/30/04

Davidson County DEEDWARR
Recvd: 04/24/03 15:29 2pgs
Fees:13.00 Taxes:381.10
20030424-0055350

02-0304-42242

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert K. Overbey	CASH	161-11-O-C 020.00CO
320 Yorkshire Circle	New Owner	
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brendan M. Smith, now Christoffersen,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Robert K. Overbey and wife, Peggy M. Overbey,** hereinafter called the Grantees, their successors 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 Unit D-402 on the Resubdivision of Lot 1 Phase IV, Villages of Brentwood, of record in Book 6900, Page 471, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brendan M. Smith, unmarried, by deed from Carol Lynn Wisniewski, unmarried, of record in Instrument No. 200003020020452, Register's Office for Davidson County, Tennessee.

The said Brendan M. Smith having since married, Jim Christoffersen. Said property was not the primary residence of Jim Christoffersen.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 320 Yorkshire Circle, Nashville, TN 37211.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of April, 2003.

Brendan M Smith Christoffersen
Brendan M. Smith ~~Christ~~Christoffersen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brendan M. Smith Christoffersen**, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 17th day of April, 2003.

Catherine L Voss
Notary Public

My Commission expires: ~~11/30/04~~ 5/30/04 cnv

CATHERINE L VOSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES MAY 30, 2004