THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***139,900.00.

Affiant

Subscribed and sworn to before me this 8th day of August, 2003.

Notary Public

My Commission Expires: 9/24/05

Davidson County DEEDWARR
Recvd: 08/20/03 11:36 2pgs
Fees:13.00 Taxes:517.63
20030820-0120595

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Rickey Douglas Overton 1205 Shelby Avenue Nashville, Tennessee 37206	Rickey Overton 1205 Shelby Avenue Nashville, TN 37206	MAP 83-13 PARCEL 210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($***139,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, DAVID P. MOYNIHAN, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto RICKEY DOUGLAS OVERTON and JAMES L. SPEAKMAN, [redacted], (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 Lot No. 187 on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to David P. Moynihan, unmarried, by deed from Jeannine P. Bullion, unmarried, of record as Instrument No. 20011214-0138367 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1205 Shelby Avenue, Nashville, Tennessee 37206

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of August, 2003.

David P. Moynihan

BY: John C. Moynihan
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Moynihan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David P. Moynihan, and acknowledged that he executed the same as the free act and deed of the said David P. Moynihan.

WITNESS my hand and seal this 8th day of August, 2003.

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee