03-2806

Return to:
American Title Co.
925 Industrial Dr.
Old Hickory, TN 37138

This document is being re-recorded to correct the legal description

RE-RECORD

Davidson County DEEDWARR
Recvd: 12/12/03 15:10 3pgs
Fees:17.00 Taxes:0.00
20031212-0178547

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES 3-25-07

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

File No. G3-9278D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sheryl Overton (NAME)	First Franklin Mortgage Corp. (NAME)	61-2-4
609 Marswen Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Davidson County DEEDWARR Recvd: 10/09/03 10:17 2pgs Fees:13.00 Taxes:416.99 [redacted] 20031009-0149976
Nashville, Tennessee 37216 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

FOR AND IN 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, Michael A. Douglas and Christyne M. Douglas, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheryl Overton, a married Woman 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:

SEE ATTACHED FOR LEGAL DESCRIPTION

~~LAND in Davidson County, Tennessee, being Lot No. 222, on the plan of Granny Acres, Section B as shown on plat of record in Plat Book 2331, Page 210, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.~~

~~Being the same property conveyed to Michael A. Douglas and Christyne M. Douglas, husband and wife, by Deed of Record in Book 10563, Page 781, Register's Office for Davidson County, Tennessee.~~

This conveyance is subject to (1) All matter appearing on the Paln of record in Plat Book 2331, page 110, said Register's Office including any restrictions ancillary thereto (2) zoning regulations (3) taxes that have been assumed by the Grantee herein.

~~Subject to any and all plats, easements, restrictions, and other matters of record.~~

unimproved ( )

This is improved (XX) property, known as 609 Marswen Drive, Nashville, TN 37216.

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/our hand(s) this 24th day of September, 2003.

Michael A. Douglas

Christyne M. Douglas

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 Michael A. Douglas and Christyne M. Douglas, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 24th day of September, 2003.

Commission expires 3/25/06

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of September, 2003.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of September, 2003.

My Commission Expires:_____

_____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

Schedule A - Legal Description

Property located at: 609 Marswen Dr, Davidson County, Nashville, TN 37216 AND:

LAND in Davidson County, Tennessee, being Lot No. 222, on the plan of Gra-Mar Acres, Section 8, as shown on plat of record in Plat Book 2331, Page 110, in the Register's Office of Davidson County, Tennessee, described as follows:

Said Lot 222 fronts 90 feet on the northerly side of Marswen Drive and extends back 239.2 feet on the easterly line and 220.1 feet on the westerly line, to a dead line, measuring 53 feet thereon.

Being the same property conveyed to Michael A. Douglas and wife, Christyne M. Douglas on 08-01-97, by deed from John R. Short and wife, Wanda D. Short, filed for record on 08-11-97, in Book 10563, page 701, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheryl Overton, a married woman, on 09-22-03 by deed Michael A. Douglas and wife, Christyne M. Douglas dated 09-22-03, filed for record on _____, in book ~~6~~ _____, page _____, Register's Office for Davidson County Tennessee.

~~20031009-0149916~~

Being further conveyed to Sheryl Overton, a married woman, by deed from Jerome Overton, a Married man, dated 9-22-03, and filed for record on _____, Instrument No. 20031212-0178546 Register's Office for Davidson County Tennessee.