SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin, TN 37064	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,000.00 Affiant Subscribed and sworn to before me, this 28th DAY of June, 2004. Notary Public MY COMMISSION EXPIRES: 5/2[illegible] (AFFIX SEAL)
WARRANTY DEED B-BP-O4-1455	

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Carro	Wells Fargo Bank, N.A.	
145 Sequoyah Lane (ADDRESS)	(NAME) 4456 Corporate Lane Ste 100 (ADDRESS)	155-10-A-74 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TOMMY T. OVERTON AND LISA A. OVERTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA CARRO AND HUSBAND, GABRIEL CARRO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of McCrory Tract Estates, of record in Plat Book 6900, Pages 720, through 723, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas T. Overton and wife, Lisa A. Overton by Deed dated July 31, 1992 and filed for record on August 3, 1992 in Book 8690, Page 942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Conveyance to Common Area of record in Book 7820, Page 342 and Book 8013, Page 698, Register's Office for said County.

Homeowners Association Charter filed for record in Book 7576, Page 821, in the Register's Office for Davidson, Tennessee.

Public Utilities Easements of record in Deed Instrument Number 20021104-0134797, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 7576, Page 846, Register's Office of said County.

By-Laws filed of record in Book 7576, Page 831, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 145 Sequoyah Lane, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of June, 2004.

Tommy T. Overton

Davidson County DEEDWARR
Recvd: 07/02/04 15:53 2pgs
Fees:13.00 Taxes:876.90
20040702-0079518

Lisa A. Overton

Lisa A. Overton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommy T. Overton and Lisa A. Overton, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 5

Shauna Daniels
Notary Public

My Commission Expires:

(SEAL)

My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903