WARRANTY DEED

OVERBY-H04141

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF July, 2004.

(Affix Seal) Notary Public

My Commission Expires: 9/8/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James R. Overby	James R. Overby	53-8-3
2209 Lakeshore Drive	600 42nd Avenue North	
Old Hickory, TN 37138	Nashville, TN 37209	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARTHA B. MOORE BROWN AND LORETTA M. OFFSCHANKA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES R. OVERBY, 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:

See "Exhibit A"

Davidson County DEEDWARR
Recvd: 07/19/04 12:02 2pgs
Fees:13.00 Taxes:518.00
20040719-0085831

( ) unimproved
This is (X) improved property know as 2209 Lakeshore Drive, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 15th day of July, 2004 :

Martha B. Moore Brown

Martha B. Moore Brown

Loretta M Offschanka

Loretta M. Offschanka

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTHA B. MOORE BROWN AND LORETTA M. OFFSCHANKA, 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 Sumner County, Tennessee this 15th day of July, 2004.

My Commission Expires: 9/8/07

Notary Public

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

EXHIBIT A

Legal Description

TRACT 1:
A small tract of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Pitts Avenue, 85 feet northwest from the margin of 24th Street; thence northeasterly 150 feet to a point which is 70 feet northwest from the margin of 24th Street; thence with the margin of the same southeasterly 85 feet to the point of beginning.

Being the same property conveyed to Martha B. Moore Brown and Loretta M. Offschanka by Quitclaim Deed from Martha B. Moore a/k/a Martha B. Moore Brown of record in Book 10715, Page 68, register's Office for Davidson County, Tennessee.

TRACT 2:
Being part of the property shown on the Plan of Dabbs & Elliot Subdivision at Old Hickory as of record in Book 547, Page 127, Register's Office of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated August 13, 1974, as follows:

Beginning at a point in the northeast margin of Lakeshore Drive, said point being the northwest corner of the Fred D. Moore property, as of record in Book 3497, page 201, said Register's Office; thence North 53 deg. 35' east 150.0 feet to an iron pin; thence north 45 deg 55' west 35.58 feet to the southeasterly margin of 15 foot access easement; thence with said easement south 65 deg. 38' west 33.2 feet to a point; thence continuing along said easement, with a curve having a center line radius of 376.04 feet, a curve distance of 117.39 feet to a railroad spike on the northeasterly right-of-way of Lakeshore Drive; thence south 49 deg. 31' east along said margin 15.02 feet to the point of beginning.

Being the same property conveyed to Martha B. Brown Moore and Loretta M. Offschanka by Quitclaim Deed from Martha B. Moore a/k/a Martha B. Brown Moore, of record in Book 10715, Page 68, recorded on December 10, 1997, Register's Office for Davidson County, Tennessee.

Martha B. Moore and Martha B. Moore Brown being one and the same person.