BK/64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/04 11:36 2pgs
Fees:13.00 Taxes:321.90
20040929-0117101

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$87,000.00.**

Affiant

Subscribed and sworn to before me this the 20th day of September, 2004.

Notary Public

My commission expires: _____

Notary Public At Large (AFFIX SEAL)

DAVIDSON COUNTY, TN

Return to: Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
TAMEKA D. OVERTON	SAME	**Map 033-16, Parcel 238**
107 Nelson Court West		
Madison, TN 37115		

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,

HELEN RENEE PRATT, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAMEKA D. OVERTON

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:

LAND in Davidson County, Tennessee, being Lot No. 103-B on the Plan of Zone Lot Division of Lots 100 through 111, Primrose Meadows, Section 2, of record in Book 6900, page 105, amending Book 4860, page 105 and Book 5711, page 866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Helen Renee Pratt, an unmarried woman, by Deed from Wallace W. Walp and wife, Ruth S. Walp, of record in Book 10178, Page 290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5039, Page 481, Book 7976, Page 410, and in Book 6900, Page 105, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **107 Nelson Court West, Madison, TN 37115**

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 convenant 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. 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 **20th** day of **September, 2004.**

HELEN RENEE PRATT

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 **HELEN RENEE PRATT, an unmarried person,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **September, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05