THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23327-08-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2004. Notary Public My Commission Expires: 9/4/05

NOTARY PUBLIC BLAYNEY LEE DOM DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

WARRANTY DEED

Address New Owner: Gaius Overton, Mary Evins 151 Woodmont Blvd. Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.116.03-0 Parcel No. 042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerry L. House and wife, Allyson House**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gaius Overton and wife, Mary Evins** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 151 Woodmont Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of October, 2004.

Gerry L. House

Allyson House

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gerry L. House and Allyson House**, 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, at office, this 15th day of October, 2004.

Notary Public

My Commission Expires: 7/30/05

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/20/04 15:57 2pgs
Fees:13.00 Taxes:1276.50

20041020-0126528

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southwesterly 75 feet of Lot No. 149 in the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, in the Register's Office for Davidson County, Tennessee

Said part of said Lot No. 149 fronts 75 feet on the southwesterly side of Woodmont Avenue and extends back southwardly between parallel lines 501 feet, more or less, on the westerly line and 514 feet, more or less, on the easterly line to a reserved strip of ground

Being the same property conveyed to Gerry L. House etux Allyson House by Quitclaim deed dated 6/14/2002 from Ashlee Autumn House, unmarried and Bernie R. Cahill II, unmarried of record in Instrument No. 20020621-0075304, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been paid, prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.