This instrument prepared by:
Brenda Lehman, Attorney At Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 01/24/05 09:18 3 pgs
Fees:18.00 Taxes:410.33
20050124-0008295

File No.: **2120-706982**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fourteenth day of January, 2005**, by and between **Robert K. Overbey, Sr., and wife, Peggy M. Overbey, Trustees of the Overbey Joint Revocable Living Trust Agreement U/A/D August 28, 2000**, parties of the first part, and **Julie Sparks and Charles P. Sparks, tenants in common with rights of survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. D-402 ON THE RESUBDIVISION OF LOT 1, PHASE IV, VILLAGES OF BRENTWOOD, OF RECORD IN BOOK 6900, PAGE 471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ROBERT K. OVERBEY AND WIFE, PEGGY M. OVERBEY, INDIVIDUALLY TO ROBERT K. OVERBEY, SR. AND WIFE, PEGGY OVERBEY, TRUSTEES OF THE OVERBEY JOINT REVOCABLE LIVING TRUST U/A/D AUGUST 28, 2000 AS RECORDED ON THE 11TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040511-0053576 AND WARRANTY DEED FROM BRENDAN M. SMITH, NOW CHRISTOFFERSEN TO ROBERT K. OVERBEY AND WIFE, PEGGY M. OVERBEY AS RECORDED ON THE 24TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030424-0055350, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **161-11-0-C 020.00 CO**
xxx Improved OR
Unimproved property located at: **320 Yorkshire Circle, Nashville, Tennessee 37211**

706982

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Robert K. Overbey, Sr. and wife, Peggy M. Overbey, Trustees of the Overbey Joint Revocable Trust Agreement U/A/D August 28, 2000

Robert K. Overbey, Sr., Trustee

Peggy M. Overbey, Trustee

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert K. Overbey, Sr., and wife, Peggy M. Overbey, Trustees of the Overbey Joint Revocable Living Trust Agreement U/A/D August 28, 2000** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Fourteenth day of January, 2005.**

Notary Public

My Commission Expires: 3/10/07

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Owner's Name: **Julie Sparks and Charles P. Sparks**

and Address: **320 Yorkshire Circle**
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)
National City Bank of Indiana
3232 Newmark Drive
Miamisburg, OH 45342

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$110,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles P Sparks
Affiant

Subscribed and sworn to before me this **Fourteenth day of January, 2005.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07