File #200510030

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00.

Dana M. Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2005.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 12/10/08

(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana M. Perry	SunTrust Mortgage, Inc.	Map: 161-11-0-C-019.00 CO
(NAME) 322 Yorkshire Circle	(NAME) 201 Fourth Avenue North, 7th Flr	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ROBERT K. OVERBEY, SR. AND PEGGY M. OVERBEY, TRUSTEES OF THE OVERBEY JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D AUGUST 28, 2000 AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO, WITH FULL POWER TO SELL, MORTGAGE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DANA M. PERRY, UNMARRIED,** 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 all of Lot No. 401, on the Plan of Resubdivision of Lot 1 of Phase IV, Villages of Brentwood, as shown by plat appearing of record in Plat Book 6900, Page 471, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert K. Overbey and Peggy M. Overbey by Warranty Deed dated September 3, 2002 of record in Instrument No. 20020911-0110728, and being further conveyed to Robert K. Overbey, Sr. and Peggy M. Overbey, Trustees of the Overbey Joint Revocable Living Trust Agreement U/A/D August 28, 2000 and any Successors in Trust, and any amendments thereto, with full power to sell, mortgage or convey without the joinder of any beneficiary, by Quitclaim Deed dated April 6, 2004 of record in Instrument No. 20040511-0053577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 7231, Page 789 and in Book 7494, Page 689; Charter and Amendments to Homeowners' Association of record in Book 6158, Page 352, Book 7599, Page 914, Book 7936, Page 332, Book 7925, Page 41, Book 8152, Page 927 and in Book 8163, Page 593; Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 6310, Page 961; Grant of Transmission Line Easement of record in 2335, Page 221 and in Book 2338, Page 222; all matters shown on plat of record in Plat Book 6900, Page 471; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 322 Yorkshire Circle, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 03/02/05 10:32 2 pgs
Fees:13.00 Taxes:410.70
20050302-0022835

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 our hands this 28th day of February, 2005.

Robert K. Overbey, Trustee

Peggy M. Overbey, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Robert K. Overbey, Sr. and Peggy M. Overbey, Trustees of the Overbey Joint Revocable Living Trust Agreement U/A/D August 28, 2000 and any Successors in Trust, and any amendments thereto, with full power to sell, mortgage or convey without the joinder of any beneficiary who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2005.

Notary Public

My Commission Expires: 11/20/08

(SEAL)

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Mail After Recording To:

Southern Title Services
Three Maryland Farms, Suite 150
Brentwood, TN 37027