This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050434

Send Tax Bills To:
SAME

Davidson County DEEDWARR
Recvd: 08/04/05 13:17 2 pgs
Fees:13.00 Taxes:314.50
20050804-0091821

New Owner is:
Ginger Faith Overstreet & Beverly Ruth Overstreet
2106 Lyle Court
Nashville, TN 37210

MAP: 119-02
PARCEL: 91.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **BCM Real Estate Services, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ginger Faith Overstreet and Beverly Ruth Overstreet**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land situated in Davidson County, Tennessee being Lot Number 46, on the Plan of Cunningham Heights of record in Book 2331, Page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BCM Real Estate Services, LLC by QuitClaim Deed from Melburn W. Beech and Carolyn S. Beech dated 02/11/05, recorded 02/22/05, in Inst#200502220018855, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MB
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of July, 2005.

GRANTOR:

Melburn Beech

BCM Real Estate Services, LLC

By: Melburn Beech

Its: Manager

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Melburn Beech, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Manager of the **BCM Real Estate Services, LLC** the within named bargainor, and that he/she as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 29 day of July, 2005.

BYLITHE COND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

SWORN TO and subscribed before me this 29 day of July, 2005.

BYLITHE COND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

My Commission Expires Nov. 25, 2006