THIS INSTRUMENT PREPARED BY:
Christopher L. Kelly
Brogdon, Creasy, Kelly & Sanders, PLLC
Attorney at Law
230 North Main Street
Dickson, Tennessee 37055
(615) 441-0001

Davidson County DEEDWARR
Recvd: 09/12/05 14:04 2 pgs
Fees:13.00 Taxes:414.40
20050912-0109497

Information contained herein was solely furnished by Seller. No title search was requested or performed.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWELVE THOUSAND AND 00/100 ($112,000.00) DOLLARS, the receipt of which is hereby acknowledged, We, **ROBERT K. OVERBEY** and, **PEGGY OVERBEY,** Co-Trustees of The Joint Revocable Living Trust, under agreement dated August 28, 2000, **("Grantors")** have bargained and sold, and by these presents do transfer, convey and warrant unto **JAMES O'DWYER** and wife, **CONNIE S. O'DWYER, ("Grantee")** her heirs and assigns, certain land in Dickson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. D-406 on the Re-Subdivision of Lot I, Phase IV, Villages of Brentwood, of record in Plat Book 6900, Page 471, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert K. Overbey and Peggy Overbey, Co-Trustees of The Joint Revocable Living Trust under agreement dated August 28, 2000, from Deborah J. Schrock, single, by Warranty Deed dated July 15, 2004, as of record in Instrument Number 20040728-0090450, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. Of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, option, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villages of Brentwood, of record in Book 7231, Page 789 and By-Laws of record in Book 7231, Page 809, Book 6143, Page 11 and Book 6398, Page 495, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 6900, Page 471, Re-Subdivision of Village of Brentwood, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantees, **JAMES O'DWYER** and wife, **CONNIE S. O'DWYER,** their heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantees, **JAMES O'DWYER** and wife, **CONNIE S. O'DWYER,** their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have set our hands to this instrument this 1st day of ~~August~~ September, 2005.

Robert K. Overbey
ROBERT K. OVERBEY, Co-Trustee of The Joint Revocable Living Trust

Peggy Overbey
PEGGY OVERBEY, Co-Trustee of The Joint Revocable Living Trust

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 1st day of ~~August~~ September, 2005, before me personally appeared **ROBERT K. OVERBEY and PEGGY M. OVERBEY, Co-Trustees of The Joint Revocable Living Trust,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument, and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 1st day of ~~August~~ September, 2005.

Christopher L. Kelly
NOTARY PUBLIC

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

My Commission Expires: 2/20/2007

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STATE OF TENNESSEE

COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $112,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Christopher L. Kelly
AFFIANT

Sworn to and subscribed to before me this 1st day of ~~August~~ September, 2005.

Debra J. Hooper
NOTARY PUBLIC

DEBRA J. HOOPER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TN.

My commission Expires: 5-15-07

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THIS IS IMPROVED PROPERTY KNOWN AS:
312 Yorkshire Circle
Nashville TN. 37211

MAP - 161-11C PARCEL 24

ADDRESS OF NEW OWNER:
Mr. and Mrs. James O'Dwyer
312 Yorkshire Circle
Nashville, TN 37211

SEND TAX BILLS TO:
Same