05-6643

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/27/05 13:46 2 pgs
Fees:13.00 Taxes:451.40

20051027-0129999

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
BOYCE DAVIS JR 2415 CLARKSVILLE HWY NASHVILLE, TN 37208	SAME	081-06-0-479.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lee Overton, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Boyce Davis Jr., hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being part of Lot No. 17 on the Nichol Property, as of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, described as follows to-wit:

STARTING on the southeast corner of 25th Avenue North and Clarksville Highway, thence running down Clarksville Highway westwardly for a distance of 120 feet toward 24th Avenue North, thence southwardly for approx. 150 feet more or less to an alley; thence with said margin of said alley, northwestwardly 120 feet more or less to the easterly margin of 25th Avenue, North; thence with said margin of said 25th Avenue, North, northwardly 150 feet, more or less, to a point at the southeast corner of 25th Avenue, North and the Clarksville Highway, to the point of beginning.

Being the same property conveyed by Quit Claim Deed to Lee A Overton, Jr. from Natalie S Overton by deed dated 02/19/93 of record in Book 8869 Page 186, said Register's Office.

Also being the same property conveyed to Lee A Overton, Jr. and wife, Natalie Overton, from Family Service Laundry, Inc., by deed of record in Book 5782 Page 280, said Register's Office.

This is improved property known as: 2415 Clarksville Highway, Nashville, TN 37208

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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. Whenever 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 25th day of October, 2005.

Lee A. Overton

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee A. Overton with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 25th day of October, 2005.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $122,000.00

x Boyce H. Dunn Jr
Affiant

Subscribed and sworn to before me this 25th day of October, 2005.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06