This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 12/15/05 08:06 3 pgs
Fees:18.00 Taxes:72.15
20051215-0150412

WARRANTY DEED

Address new owner as:
Frank H. & Kristin B. Pegram
2037 Wilson Lane
Goodlettsville, TN 37072

Send tax bills to:
Same

Map-Parcel
Map 44-5
Par 175

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, that We, Thomas H. Overstreet and wife, Sandra E. Overstreet, have this day bargained and sold, and do hereby transfer and convey to the said Frank W. Pegram and wife, Kristin B. Pegram, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

BEING Lot No. 11 in Hadley's Subdivision in the 4th Civil District of Davidson County, Tennessee.
BEING the same property conveyed to Thomas H. Overstreet and wife, Sandra E. Overstreet by deed from Alvin H. Overstreet, dated December 21, 1987, and recorded in Book 7509, page 641, said Register's Office.

This is improved property known as 410 Rayon Drive, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Frank W. Pegram and wife, Kristin B. Pegram, their heirs and assigns, forever.

And We, Thomas H. Overstreet and wife, Sandra E. Overstreet, do covenant with the said Frank W. Pegram and wife, Kristin B. Pegram, that it is lawfully seized and possessed of said land in fee simple; that it has a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year of 2005.

And We, Thomas H. Overstreet and wife, Sandra E. Overstreet, do further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to the said land to the said Frank W. Pegram and wife, Kristin B. Pegram, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 14th day of December 2005.

Thomas H. Overstreet

Sandra E. Overstreet

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas H. Overstreet and wife, Sandra E. Overstreet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 14th day of December 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $19,500.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of December 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.