This document prepared by (and after recording return to):
Name: Ben Grant
Address: P.O. Box 2208
City, State, Zip: Cookeville, TN 38502

Davidson County DEEDWARR
Recvd: 01/11/06 14:02 2 pgs
Fees:12.00 Taxes:0.00
20060111-0004396

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WARRANTY DEED
(Individual to a Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John L. Overstreet, Jr.** hereinafter referred to as "Grantor(s)", have this day bargained and sold, and by these presents do hereby transfer and convey unto Amaury Kintz, as Trustee of Overstreet Family Land Trust, a revocable trust, dated May 19, 2005, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot 186, on the Plan of Peppertree Forest, Section 15, of record in Plat Book 7900, page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This being the same property conveyed to John L. Overstreet, Jr. and wife, Connie L. Overstreet by Warranty Deed dated 7/15/1994 from Jerry D. Butler of record in Book 9454, Page 350, Register's Office Davidson County, Tennessee. Connie L. Overstreet now being deceased, having died on January 30, 2005 leaving John L. Overstreet, Jr. as the surviving tenant by the entirety.

Map Parcel Number: 176-02-0 019.00

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

SUBJECT to the following liens of record:

Deed of Trust executed by John L. Overstreet, Jr. and wife, Connie L. Overstreet to J. Franklin McCreary, Trustee for World Savings Bank, FSB, dated 10/08/2003, in Document No. 20031017-0154262, recorded in the Register's Office for Davidson County, Tennessee, securing the principal sum of $112,000.00.

Deed of Trust executed by John L. Overstreet, Jr. and wife, Connie L. Overstreet to USA Title & Escrow, Inc., Trustee for Citizens Bank, dated 10/08/2003, in Document No. 20031017-0154263, recorded in the Register's Office for Davidson County, Tennessee, securing the principal sum of $14,000.00.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor(s) hand(s) this the 8 day of JANUARY, 2006

Grantor
John L. Overstreet, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8 day of January, 2005, before me personally appeared John L. Overstreet, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Michelle Bailey Grant
Notary Public for the State of Tennessee

Printed Name: Michelle Bailey Grant

MICHELLE BAILEY GRANT STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Commission Expires: 2-25-09

OATH OF VALUE

I/We hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 8 day of January, 2006

Affiant

Michelle Bailey Grant
Notary Public

My Commission expires: 2-25-09

MICHELLE BAILEY GRANT STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Grantor(s) Name, Address:
John L. Overstreet, Jr.
1705 Greenhart Court
Antioch, TN 37013

Grantee(s) Name, Address:
Overstreet Family Land Trust
c/o Amaury Kintz, Trustee
1107 Blaine Avenue
Cookeville, TN 38501

SEND TAX STATEMENTS TO GRANTEE