Davidson County DEEDQC
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20060117-0006396

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

QUITCLAIM DEED

Grantor: **Elsie Raye Overton**

Grantee: **Z. Ann Dickinson and E. Jane Overton, Trustees of the Elsie Raye Overton Living Trust established October 24, 2005.**

County: **Davidson, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
E. Jane Buselmeier, Trustee 1109 Ridgeway Drive Franklin, TN 37067	**Map and Parcel No. (s):** 14610002200

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

E. Jane Buselmeier, Trustee
Affiant

Subscribed and sworn to before me, this 27th day of December, 2005.

Notary Public
My commission Expires Sept. 22, 2007.

D. JEFFERSON HERRING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elsie Raye Overton** (the "Grantor"), an unmarried person, does hereby quitclaim and convey unto **Z. Ann Dickinson and E. Jane Buselmeier, Trustees of the Elsie Raye Overton Living Trust established October 24, 2005,** (together, the "Grantee"), her entire interest in and to the land with improvements thereon described in the attached Exhibit A (the "Property").

The Property is conveyed to Grantee subject to such limitations, restrictions, mortgages and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 27th day of December, 2005.

Elsie Raye Overton

By: _____
Z. Ann Dickinson
Attorney-in-Fact under that certain
Power of Attorney of Record
as Instrument No. 20031105-0162573,
Register's Office for Davidson County,
Tennessee

By: _____
E. Jane Buselmeier
Attorney-in-Fact under that certain
Power of Attorney of Record
as Instrument No. 20031105-0162573,
Register's Office for Davidson County,
Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of December, 2005, before me personally appeared **Z. Ann Dickinson** and **E. Jane Buselmeier**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Elsie Raye Overton,** acknowledged that such persons executed the same as the free act and deed of **Elsie Raye Overton.**

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 2005.

Notary Public

My Commission Expires September 22, 2007.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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EXHIBIT A

Land situated in Davidson County, Tennessee, described as follows:

Being Lot 22 on the Plan of Fieldcrest Estates, as of record in Book 2331, page 124, Register's Office for said County.

SAID Lot No. 22 fronts 297.6 feet on the westerly side of Franklin Pike, and extends back between lines, 301.7 feet on the northerly line, and 345.0 feet on the southerly line, to a dead line in the rear on which it measures 246.7 feet.

Said property is conveyed subject to the restrictions set out in an instrument of record in Book 2542, page 219, said Register's Office, and also subject to the following restriction which shall be a covenant running with the land:

No dwelling shall be erected on the property herein conveyed to us costing less than $30,000, exclusive of land, nor shall any dwelling be erected on said lot unless, if a one story dwelling, with attached garage, it has a minimum floor area of 2,300 square feet; if a one and one-half or two story dwelling, it shall have a minimum first floor area of 2,100 square feet, but if a garage is built in the basement of the dwelling, these areas shall be increased by not less than 200 square feet; split level dwellings (living area on two levels but not one above the other) shall have a minimum floor area of 2,300 square feet.

Said property is also subject to easements and owner's certificate as set out on plan of said subdivision, of record in Book 2331, page 124, said Register's Office.

Being the same property conveyed to William Austin Overton and wife, Elsie Raye Overt, from Woodhaven Homes, Inc., a Tennessee corporation, by installment deed of record in Book 3376, page 357, Register's Office for Davidson County, Tennessee. William Austin Overton died on November 20, 2003, with title vesting fully in the surviving spouse, Elsie Raye Overton.

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