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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/06 08:00 2 pgs
Fees:13.00 Taxes:490.25

20060227-0021922

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4883

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome M. Overstreet	**AMSOUTH BANK**	136-07-0-008.00
(NAME)	(NAME)	
3746 Edgewater Drive	**2050 PARKWAY OFFICE**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**BIRMINGHAM, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Christey Gibson, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerome Morrow Overstreet and wife, E. Diane Overstreet, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 26, Section Two, Priest Lake Park, of record in Plat Book 4175, Pages 56, 57, and 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tammie L. Arnold and Christey Gibson, both unmarried persons by Warranty Deed from Deborah A. Roberts and Christia A. Willis, dated August 25, 2000, as of record in Instrument Number 20000906-0088169, Register's Office for Davidson County, Tennessee. Said Property being further conveyed to Christey Gibson by Quitclaim Deed from Tammie L. Arnold, dated April 19, 2005, as of record in Instrument Number 20050428-0047285, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved
This is improved **X** property, known as 3746 Edgewater Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 23rd day of February, 2006.

Christey Gibson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christey Gibson the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of February, 2006.

Commission expires: 5/4/2008

Notary Public

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027