This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
William D. Stalker
1209 Rosewood Trail
Mt. Juliet, Tennessee 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 04/04/06 10:28 3 pgs
Fees:18.00 Taxes:270.10
20060404-0038159

MAP 44-15-0
GROUP
PARCEL 58.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith Overstreet and Karen Overstreet** hereinafter called the Grantor, bargained and sold, and by these presents, transfer and convey unto **William D. Stalker, married**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 of Section on the plan of E. I. de Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 41 fronts 65 feet on the easterly side of Cleves Street and runs back between parallel lines, 85 feet to the westerly line of Lot No. 35, measuring 55 feet thereon.

Being the same property conveyed to Keith Overstreet and Karen Overstreet by deed from Ronald G. Rains and wife, Jane G. Rains dated January 5, 2000, of record in Instrument No. 2000011400051743, Register's Office for Davidson County, Tennessee.

This is improved property known as 705 Cleves Street, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2006, a lien not yet due and payable. Map 44-15-0, Parcel 58.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2006 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Book 1726, page 470, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to easement as set forth in instruments of record in Book 626, page 556; Book 575, page 664, Book 662, page 743; Book 735, page 417 and Book 1424, page 68, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book1424, page 68, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and,

Grantor covenant with the said Grantee that lawfully seized and possessed of said land in fee simple, a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantor further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS hand this the 30th day of March, 2006.

Keith Overstreet

Karen Overstreet

Karen Overstreet

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Keith Overstreet and Karen Overstreet**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2006.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

PATRICIA M. GWIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever ~~is greater, for this~~ transfer is ~~$73,000~~.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2006.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

PATRICIA M. GWIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY