WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/06 10:28 2 pgs
Fees:13.00 Taxes:1076.70
20060601-0064340

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB 10 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Lisette Overby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Hickey	Richard L. Hickey	MAP 142-15-E-19C0
(NAME)	(NAME)	
7029 Wild Iris Drive	7029 Wild Iris Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, WE, **JOHN OVERBY, by and through LISETTE BENTON OVERBY, Attorney in Fact, and wife, LISETTE OVERBY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD L. HICKEY AND WIFE, MELANIE A. HICKEY,** 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. 19 on the Plan of Wildflower Place as of record in Plat Book 9700, page 444, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Overby and wife, Lisette Overby by deed of record in Instrument No. 20031030-0159885, Register's Office for Davidson County, Tennessee.

LISETTE BENTON OVERBY executes this instrument as Attorney in Fact for JOHN CARL OVERBY pursuant to Power of Attorney of record in Instrument No. Y, Register's Office for Davidson County, Tennessee.

John Overby and John Carl Overby are one and the same person.

Lisette Overby and Lisette Benton Overby are one and the same person. *20060601-0064339

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 7029 Wild Iris Drive, Nashville, TN 37221
(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 our hands this 31st day of May, 2006.

Lisette Overby

Lisette Overby

John C. Overby

John Overby a/k/a John Carl Overby

By: Lisette Benton Overby

Lisette Benton Overby, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State,Lisette Overby the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 31st day of May, 2006.

Commission expires: 2-10-08

Notary Public

RICKY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, LISETTE OVERBY with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney in Fact for JOHN OVERBY a/k/a JOHN CARL OVERBY and is authorized by JOHN OVERBY a/k/a JOHN CARL OVERBY to execute this instrument on his behalf.

Witness my hand and official seal this the 30th day of May, 20 06.

My commission expires: 2-10-08

NOTARY PUBLIC

RICKY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008