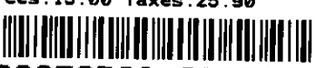
THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15026

Davidson County DEEDWARR
Recvd: 05/09/07 11:02 2 pgs
Fees:13.00 Taxes:25.90



20070509-0055686

Property Address:
1404 14th Ave. No., Nashville, TN 37208 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

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, **Joseph A. Overton, Jr., married**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Terrell Burks,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County. Said Lot No. 228 fronts 50 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Joseph A. Overton, dated July 16, 1984, and recorded July 17, 1984, in the Register's Office for Davidson County, Tennessee, in Book 6339, at Page 375.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 8 day of May, 2007.

{Seal}
Joseph A. Overton, Jr.

State of TENNESSEE
County of DAVIDSON

On this the 8 day of May, 2007, before me, the undersigned officer, personally appeared Joseph A. Overton, Jr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $7,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 8 of May, 2007.

Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Terrell Burks
85 Lewis Street

Nashville, TN 37210

Person Or Entity Responsible For Payment Of Taxes:
Terrell Burks
85 Lewis Street

Nashville, TN 37210

Tax Parcel ID#: 081-16-0-039.00