Davidson County DEEDWARR
Recvd: 04/11/08 16:02 2 pgs
Fees:13.00 Taxes:610.50
20080411-0037108

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $165,000.00. Kassandra Neff Affiant Subscribed and sworn to before me, this the 11th day of April, 2008. J Brandon Miller Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kassandra Neff	First State Bank	Map: 83-13
1501 Shelby Avenue	2796 N Highland, Suite C/D	Parcel: 500.00
Nashville, TN 37206	Jackson, TN 38305	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARILYN E. OVERSTREET, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KASSANDRA NEFF, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 10 on the Plan of Blakemore and Park's Shelby Avenue Addition of record in Plat Book 57, Page 151, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward Pettus Overstreet and wife, Marilyn E. Overstreet by deed from Allen D. Deason and wife, Margaret W. Deason of record in Book 2293, Page 9, in the Register's Office for Davidson County, Tennessee, dated August 3, 1954. Edward Pettus Overstreet having since died on December 9, 1963.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1501 Shelby Avenue, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of April, 2008.

Marilyn E. Overstreet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marilyn E. Overstreet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of April, 2008.

Notary Public

My Commission Expires: November 22, 2010

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
J. BRANDON MILLER