File #2008220

Davidson County DEEDWARR
Recvd: 08/15/08 10:11 2 pgs
Fees:13.00 Taxes:333.00

20080815-0083981

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey G. Heflin, III	Bailey G. Heflin, III	091-13-0--230.00
(NAME)	(NAME)	
424 Croley Drive	424 Croley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Rachel B. Overstreet, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Bailey G. Heflin, III, unmarried**, hereinafter called the GRANTEE, his 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. 5 Block K on the Plan of First Section of Crolywood Subdivision of record in Plat Book 1130, Page 65, 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 Rachel B. Vineyard by deed from C.B. Morrisett and wife, Iva M. Morrisett of record in Book 2901, Page 250, in the Register's Office for Davidson County, Tennessee, dated April 3, 1959.

Being further conveyed to Rachel B. Vineyard Overstreet and John Overstreet, an estate by the entireties by Warranty Deed of record in Book 2901, Page 527, Register's Office for Davidson County, Tennessee, dated October 29, 1959. The said John Overstreet having since died on March 25, 1964.

This conveyance is subject to all matters shown on the Plan of First Section of Crolywood Subdivision of record in Plat Book 1130, Page 65, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 424 Croley Drive, Nashville, TN 37209
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 7th day of August, 2008.

Rachel V. Overstreet by Hilda Hale, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 7th day of August, 2008, before me personally appeared Hilda Hale, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Rachel B. Overstreet and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *_____, page _____, Register's Office for Davidson, Tennessee.

*20080815-0083980

WITNESS my hand and official seal this 7th day of August, 2008.

NOTARY PUBLIC

My Commission Expires:

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067