BOX 10-B

BILL GARRETT, Davidson County
Trans:T20090050843 DEEDWARR
Recvd: 07/28/09 13:02 2 pgs
Fees:13.00 Taxes:1091.50
20090728-0070648

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTIN J. QUINN, ET UX	**SUNTRUST MORTGAGE, INC.**	**118-14-0-014.00**
(NAME) **911 WINSTON PLACE**	(NAME) **1001 SEMMES AVENUE**	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS) **RICHMOND, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, MARJORIE C. OVERTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN J. QUINN AND WIFE, LISA K. QUINN** 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. 94 and the east 25 feet of Lot No. 95, on the Map of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said lot and part of said lot adjoin and front together 100 feet on the southerly side of Winston Place and run back between parallel lines 172 feet to a dead line.

Being the same property conveyed to Perkins B. Overton, Jr. and wife, Marjorie C. Overton, by deed from Charles Gelbert Neese and wife, Mildred Irene Neese, of record in Book 3508, page 621, dated February 26, 1963, Register's Office for Davidson County, Tennessee. The said Perkins B. Overton, Jr. having since died.

This conveyance is subject to any and all matters shown on the Plan of record in Book 1130, page 2, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3921, page 539 and any and all other easements, restrictions, and conditions of record in the Register's Office for Davidson County, Tennessee, which may affect said properties.

See Limited Power of Attorney for Marjorie C. Overton of record as Instrument No. 20090707-0063482, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **911 WINSTON PLACE, NASHVILLE, TN 37204**
(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, except for that certain Deed of Trust referenced herein; 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 my hand this 28th day of July, 2009.

Marjorie C. Overton
by Baxter Overton Attorney-in-fact
for Marjorie C. Overton

MARJORIE C. OVERTON
By: Baxter Overton, Attorney in Fact
For Marjorie C. Overton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2009, before me personally appeared **Baxter Overton, Attorney in Fact for Marjorie C. Overton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Marjorie C. Overton**, and who acknowledged that he executed the same as the free act and deed of **Marjorie C. Overton.**

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2009.

My commission expires: AUGUST 23, 2011.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public