BILL GARRETT, Davidson County
Trans:T20090057494 DEEDWARR
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Fees:18.00 Taxes:1104.45
20090821-0078999

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard W. Kass, et ux 5870 Lickton Pk Goodlettsville Tn. 37072	Same as New Owner	Map 92-12 Parcels 234 and 235

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS S. OVERTON and LESA L. PEARCE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RICHARD W. KASS and wife, SUZANNE M. KASS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. I:
Being the southerly 30 feet of the northerly 68 feet of Lot Nos. 335 and 336 on the Plan of Boyd Home Place, as of record in Book 21, page 39, Register's Office for said County.

Said part of said lots front 30 feet on the easterly side of 17th Avenue, North, formerly Williams Avenue and extends back between parallel lines, 100 feet to a dead line.

TRACT NO. II:
Being the northerly 1 foot of the southerly 34 feet of Lot Nos. 335 and 336 on the Plan of John Boyd's Home Place, as of record in Book 21, page 39, Register's office for said County, and described as follows:

Beginning at a point in the easterly margin of 17th Avenue North, formerly Williams Avenue, 136 feet south on the southerly margin of State Street; said point being also 34 feet north of the north margin of an alley; thence North 55 deg. 56 min. East 100 feet; thence South 34 deg. East 1 foot; thence South 55 deg. 46 min. West 100 feet to a point in the easterly margin of 17th Avenue, North; thence with the margin of the same, North 34 deg. West 1 foot to the point of beginning.

TRACT NO. III:
Being part of Lot Nos. 335 and 336 on the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 17th Avenue North, 68 feet south of State Street; thence easterly, parallel to the south margin of State Street, 100 feet to a point in the line between Lot Nos. 334 and 335; thence with said line, southerly 34 feet; thence westerly 100 feet to the easterly margin of 17th Avenue North; thence with the margin of the same, northerly 34 feet to the point of beginning.

TRACT NO. IV:
Being the northerly 34 feet of the southerly 68 feet of Lot Nos. 335 and 336 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said part of Lot No. 335 fronts 34 feet on the easterly side of 17th Avenue North, formerly Williams Avenue, and together with said part of Lot No. 336 extends back between parallel lines, 100 feet to a dead line.

BEING the same property conveyed to Thomas S. Overton and wife, Lesa L. Overton, by deed from Four J.L.P., a Tennessee Limited Partnership, of record in Book 9662, page 829, Register's Office for Davidson County, Tennessee. And, the said Thomas S. Overton and wife, Lesa L. Overton having since divorced, Lesa L. Overton is now known as Lesa L. Pearce.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 210-214 17th Avenue North, Nashville, Tennessee 37203.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

THOMAS S. OVERTON

LESA L. PEARCE

"GRANTEES"

RICHARD W. KASS

SUZANNE M. KASS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS S. OVERTON and wife, LESA L. PEARCE, and RICHARD W. KASS and wife, SUZANNE M. KASS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20th day of August, 2009.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $298,500.00.

Affiant

Sworn to and subscribed before me, this the 20th day of August, 2009.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE