BOOK 4415 PAGE 886 Map 120-9 Par. 129 PW

IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations paid, the receipt and sufficiency of all of which is hereby acknowledged; together with the assumption by the Grantee herein of the unpaid balance, principal and interest, of an original indebtedness of FOURTEEN THOUSAND FIVE HUNDRED ($14,500.00) DOLLARS, evidenced by a promissory Note dated August 8, 1962, executed by James C. Hester and Sherma Ruth Hester and secured by a Deed of Trust to Charles Nelson, Jr., Trustee, securing Home Federal Savings and Loan Association, Nashville, Tennessee, dated August 8, 1962 and recorded in Book 3441, Page 315 of the Register's Office of Davidson County, Tennessee, conveying the real estate hereinafter described; I, JAMES C. HESTER, have this day bargained and sold, and do hereby transfer and convey unto SHERMA RUTH HESTER my one-half undivided interest in the following described Real Estate in Davidson County, Tennessee:

Being Lot No. FORTY-NINE (49) on the Map of Seven Oaks Subdivision, Sec. 111, as of record in Book 2083, Page 78, Register's Office of Davidson County, Tennessee.

Said Lot No. 49 begins at a point in the easterly margin of McGavock Pike, the common front corner of Lots Nos. ~~48~~ and 49; thence northeasterly 176.34 feet along the easterly margin of said Pike to a point, the beginning of a curve; thence 37.69 feet around said curve, having a radius of 25 feet to a point in the southerly margin of School Lane; thence southeasterly 178.9 feet along said Lane to a point in the margin of the subdivision; thence southwesterly 221.4 feet to a point, the common rear corner of Lots Nos. 48 and 49; thence northwesterly 243 feet to the point of beginning.

Being the same property conveyed to James C. Hester and wife, Sherma Ruth Hester by Warranty Deed from J. R. Coarsey, Trustee, as of record in Book 2345, Page 525, in the Register's Office of Davidson County, Tennessee, the same James C. Hester and Sherma Ruth Hester since having been divorced.

TO HAVE AND TO HOLD the said described Real Estate unto SHERMA RUTH HESTER, her heirs and assigns, forever in fee simple.

I, JAMES C. HESTER, hereby covenant that I am lawfully seized and possessed of said described Real Estate; have good right and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as herein set out; and I will forever warrant and defend the same against all other lawful claims.

WITNESS my hand this 7th day of March, 1970.

James C. Hester
JAMES C. HESTER

DRAFTED BY:
Robert A. Schwartz, Attorney
3716 Hillsboro Road
Nashville, Tennessee 37215

New owner:
Sherma Ruth Hester
1243 School Lane
Nashville, Tenn
Tax Bills:
Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4415 PAGE 867

On this 7th day of May, 1970, before me personally appeared James C. Hester, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at Nashville, Tennessee.

Notary Public

My Commission Expires:

2-1-72

A76713

IDENTIFICATION REFERENCE

MAY 7 10 07 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OATH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $11,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thelma Ruth Hester
AFFIANT

Subscribed and sworn to before me this 7th day of May, 1970.

Notary Public

My Commission Expires:

2-1-72

MAY-7 MISC

A* 3.00 * 3.00