BOOK 4465 PAGE 755

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$30,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 1970

Notary Public EDWARD SEDDON

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Lawrence Hester Et ux (NAME)	Mortgage Associates, Inc. (NAME)	8D 67920
708 Clematis Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	115-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	110

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, WE, Zack R. Cheek and Artie G. Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip Lawrence Hester, and wife, Brenda F. Hester

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:

BEING Lot No. 142 on the Plan of Crest Meade, Section 3 and more particularly described as follows:

BEGINNING at a point on the northerly margin of Clematis Drive on the dividing line between lots Nos. 141 & 142; thence in a North-northeasterly direction 228.2 feet to a point being the common rear corner of lots nos. 141 & 142; thence in a southeasterly direction 89.7 feet to a point on the rear line of the property; thence continuing in the same general, but more easterly direction, 110 feet to a point which is the common rear corner of lots nos. 142 & 143; thence in a South-southwesterly direction 244.5 feet to a point on the northerly margin of Clematis Drive; thence in a northwesterly direction 55 feet to a point on said margin; thence continuing 120 feet with said margin to the point of beginning.

THIS being the same property conveyed to Zack R. Cheek and Artie G. Brooks by Deed from Edwin A. Merricle and wife, Doris Merricle as of record in Book 4425, Page 785, Register's Office for Davidson County, Tennessee. This conveyance is made subject to all easements and restrictions of record in Book 2602, Page 129, Aforesaid Register's Office.

This is unimproved / improved (x) property, known as 708 Clematis Drive, Nashville, Tennessee 37205
(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, unless otherwise herein set out; 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 our hand s this 10th day of December, 1970

Zack R. Cheek

Artie G. Brooks

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Zack R. Cheek and Artie G. Brooks

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson Cty., Tennessee, this 10th day of December 19 70.

Commission expires _____

Edward Seddon
Notary Public
EDWARD SEDDON

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ZACK R. CHEEK AND ARTIE G. BROOKS

TO

PHILIP LAWRENCE HESTER AND WIFE, BRENDA F. HESTER

A 98851

IDENTIF. REFERENCE

DEC 10 1 51 PM '70

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

DEC 10 70	CONV	30,750.00		
DEC 10 70	S'TAX		A*	79.82
DEC 10 70	PR'FEE		A*	.50
DEC 10 70	W'DEED		A*	[illegible] * [illegible]
				3.00

83.32