PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5242 PAGE 309

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Robert Hester, et ux	Baker Mortgage Corporation	60- 1- 89
(NAME)	(NAME)	
3028 Capps Drive	2840 Northeast Expressway, #200	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Atlanta, GA 30345	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------
---------- *Dollars,*
cash in hand paid by John Robert Hester and wife, Ova C. Hester, and other good and valuable considerations, including the assumption of an indebtedness to Baker Mortgage Corporation, as evidenced by an instrument of record in Book 5129, page 794, Register's Office for Davidson County, Tennessee, in the original principal amount of $22,750.00;

we, Donald E. McCain and wife, Selma Jean McCain,

have this day bargained and sold, and do hereby transfer and convey unto the said John Robert Hester and wife, Ova C. Hester, their

(successors), heirs and assigns.

certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Aldrich Heights, Section 3, of record in Plan Book 2663, page 49, Register's Office for said County.

Being the same property conveyed to Donald E. McCain and wife, Selma Jean McCain, by deed from Johnny C. Owens and wife, Brenda Owens, of record in Book 5129, page 792, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2747, page 338, said Register's Office.

Building lines of record in Plan Book 2663, page 49, said Register's Office.

This conveyance is subject to any and all existing easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,750.00

Subscribed and sworn to before me, this the 23 day of December 19 77

Affiant

My commission expires: Feb 11, 1980 (Affix Seal)

Notary Public

BROOKS * NA... TN

This is unimproved ( ) improved (X) property, known as 3028 Capps Drive, Nashville, TN 37207
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
John Robert Hester and wife, Ova C. Hester, their
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Robert Hester and wife, Ova C. Hester, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 23 *day of* December, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald E. McCain

Selma Jean McCain

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Donald E. McCain and wife, Selma Jean McCain,

the within named 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 *Tennessee, this* 23 *day of* December *, 19* 77

Carl R. Brooks *Notary Public*

CARL R. BROOKS NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires Feb 11, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, *, a Notary Public of the State and County aforesaid, personally appeared* *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as* *

Witness my hand and seal, at office in *, this* *day of* *, 19* *

Notary Public

Commission expires *

JAN 11 78 CONV 27,700.00
JAN 11 78 S'TAX B* 72.02
JAN 11 78 PR'FEE B* .50
JAN 11 78 W'DEED B* 4.00 * 76.52

WARRANTY DEED.

FROM

DONALD E. McCAIN, ET UX

TO

JOHN ROBERT HESTER, ET UX

E 45716

IDENTIF. REFERENCE

JAN 11 12 38 PM '78

FEE ... REGISTER
DAV...

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS