This instrument was prepared by:
ROBERT L. ENGLISH
Attorney at Law
Springfield, Tennessee

OWNER'S
Send tax bills to:
Margaret F. Hester
705 Reeves Rd. mail
Antioch Tn. 37013

149-13
.28

BOOK 6761 PAGE 506

WARRANTY DEED
(Tenants in common with right of survivorship)

THIS DEED OF CONVEYANCE, executed and delivered by MARGARET F. HESTER Single, hereinafter called the Grantor; to MARGARET F. HESTER and BETTY GAIL HESTER, hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the said Grantor has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantees as tenants in common with right of survivorship, survivor and assigns, the following described real property, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 187 on the Plan of Debra Heights, Section II, of record in Book 3700, page 39, Register's Office for said County, as follows:

Said Lot No. 187 fronts 76.62 feet on the Southerly side of Reeves Road and runs back 154.18 feet on the Westerly line and 148.62 feet on the Easterly line to a broken line measuring 72.50 feet thereon.

AND BEING the same property conveyed to Margaret F. Hester, by Dodson Batson, Trustee, in a deed appearing of record in Book 4165, page 7, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees as tenants in common with right of survivorship, survivor and assigns. The said Grantor covenants with the said Grantees, survivor and assigns: 1) That she is lawfully seized in fee of said land; 2) That she has a good and perfect right to make this conveyance; 3) That said land is

unencumbered; and 4) That she will warrant and defend the title in and to said land against the lawful claims and demands of all persons, whomsoever.

POSSESSION shall be given with delivery of deed.

TAXES for the year 1985 shall be pro-rated to date of deed.

DATED this 13th day of January, 1986 at Nashville, Tennessee.

Margaret F. Hester
MARGARET F. HESTER

BOOK 5761 PAGE 507

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET F. HESTER Single, bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 13 day of January, 1986 at Springfield, Tennessee.

My commission expires: 10-17-89.

Virginia Hester
NOTARY PUBLIC

* * * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $ 50,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Margaret F. Hester
AFFIANT

Subscribed and sworn to before me, this 13th of January, 1986.

Virginia Hester
REGISTER or NOTARY PUBLIC

My commission expires: 10-17-89.

6846 0
IDENTIFICATION REFERENCE
JAN 13 4 15 PM '86
FELIX Z. NELSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6761 PAGE 508

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50,000.00- CAMT
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
5423A01/13/86 BAL - .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68460

IDENTIFI REFERENCE

JAN 13 4 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210189