Party responsible for payment of real property taxes:
Virginia W. Hester
101 Hearthstone Manor Circle
Brentwood, Tennessee 37027

Property owner:
Virginia W. Hester
101 Hearthstone Manor Circle
Brentwood, Tennessee 37027

Map/Parcel No. 160-15-A-1
6DU-81330

BOOK 7733 PAGE 748

This instrument prepared by:
John H. Henderson, Jr., Attorney
108 Fourth Avenue South
P. O. Box 68
Franklin, Tennessee 37065-0068

Mail

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-FIVE THOUSAND ($145,000.00) DOLLARS, cash in hand paid by grantee to grantor, the receipt of which is hereby acknowledged, I, MAMIE McARTHUR SANDERS, formerly MAMIE W. McARTHUR, have this day bargained and sold and do hereby transfer and convey unto VIRGINIA W. HESTER, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 9, Phase No. 1, on the Plan of Hearthstone Manor, a Planned Unit Development, of record in Book 6250, page 398, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Mamie W. McArthur (now Mamie McArthur Sanders) by deed of Radnor Homes, Inc., dated February 20, 1986, of record in Book 6799, page 861, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said land, with the appurtenances thereunto belonging, to the said Virginia W. Hester, her heirs and assigns, forever.

AND I COVENANT with the said Virginia W. Hester that I am lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except by the following:

1. Matters shown on plan of record in Book 6200, pages 144 and 642, and in Book 6250, page 398, Register's Office of Davidson County, Tennessee, which indicates an Owner's Certificate, areas of easement for exclusive use of contiguous unit, and such other matters appearing on said plat of record.

2. Surveyors Certificate of Correction, of record in Book 6521, page 716, Register's Office of Davidson County, Tennessee.

3. Charter of Hearthstone Manor Home Owners Association, Inc., of record in Book 6437, page 852, Register's Office of Davidson County, Tennessee, and Amended and Restated By-Laws for Hearthstone Manor Home Owners Association, Inc., of record in Book 7403, page 568, Register's Office of Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 6424, page 839, Register's Office of Davidson County, Tennessee, as amended in Book 6582, page 154, Register's Office of Davidson County, Tennessee, Book 6600, page 3, Book 6884, page 251 and Book 6916, page 230, Register's Office of Davidson County,

Tennessee, and as re-recorded in Book 7393, page 749, Register's Office of Davidson County, Tennessee, and as amended in Book 7398, page 907, and as amended in Book 7403, page 563, Register's Office of Davidson County, Tennessee.

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Virginia W. Hester, her heirs and assigns, against the lawful claims of all persons whomsoever.

AND I, BRENT M. SANDERS, as the husband of Mamie McArthur Sanders, do hereby relinquish and quitclaim unto Virginia W. Hester, her heirs and assigns, any and all interest I might have in and to the above-described property by virtue of my marital status or otherwise.

BOOK 7733 PAGE 749

WITNESS OUR HANDS this 21st day of December, 1988.

Mamie McArthur Sanders
Mamie McArthur Sanders

Brent M. Sanders
Brent M. Sanders

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mamie McArthur Sanders and husband, Brent M. Sanders, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Franklin, Tennessee, this 21st day of December, 1988.

John W. Henderson, Jr.
Notary Public

(SEAL)

My commission expires: 9-26-92.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

Virginia W. Hester

Sworn to and subscribed before me, this 21st day of December, 1988.

John W. Henderson, Jr.
Notary Public

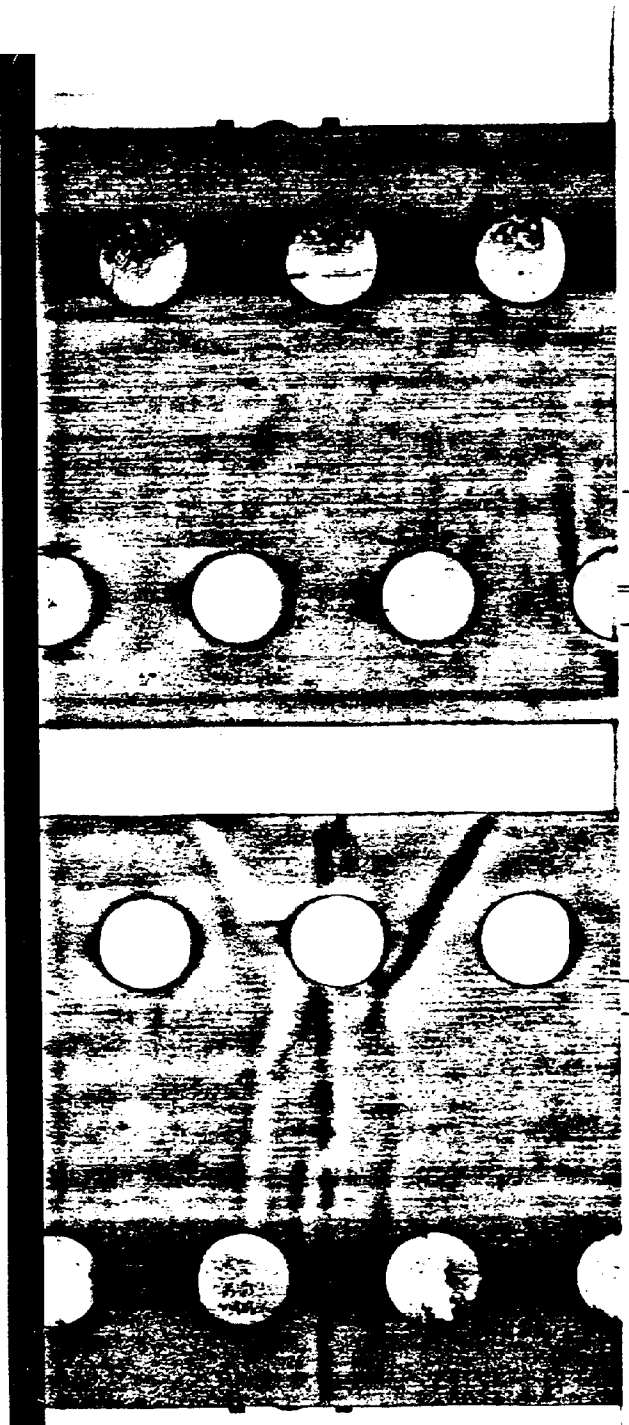
(SEAL)

My commission expires: 9-26-92.

DEC 21 3 15 PM '88
FILED & RECORDED
DAVIDSON COUNTY, TN
REGISTER

IDENTIFICATION
95 7 2 8

0055 12/21/88 0141 03CHECK 485.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7733 PAGE 750

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

CAMT
145000.00
CON TX 478.50
PRFEE 0.50
WDEED 6.00
TOTAL 485.00
CHECK 485.00
12/21/88 01 15:15 0001 0055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95728

IDENTIFICATION REFERENCE

Dec 21 3 15 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0166201