FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 1989.

Notary Public

MY COMMISSION EXPIRES: 3-11-92

(AFFIX SEAL)

BOOK 7906 PAGE 973

Mail THIS INSTRUMENT WAS PREPARED BY

Roland M. Lowell, Atty., 27th Fl. Landmark Center, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Tenn. Real Estate Company (NAME)	Same (NAME)	105-07
396 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 178.00
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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,

Peggy Hester (widow of E.N. Hester, deceased and beneficiary under will of E.N. Hester), Eugene Nelson Hester, Jr., (a single person and beneficiary under will of E.N. Hester, deceased) and Betina Ann Hester (a single person, beneficiary, Trustee and Executrix under will of E.N. Hester, deceased, Will Book 160, page 378, R.O.D.C.).

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tennessee Real Estate Company

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:

Land in Davidson County, Tennessee, being the north 73 feet of Lots No. 15, 16 and 17 of Block 4 as appears on the plat of Block 4, 12 and part of Block 11, of the Hamilton Lands, as appears of record in Plan 2, page 150, of the Chancery Court, Nashville, Tennessee as follows:

Said property begins at a point 100 feet north of the southwest corner of Block 4 and runs in a northerly direction 73 feet fronting on and parallel to Martin Street and extends back between parallel lines to a distance of 150 feet.

Being the same property conveyed to E.N. Hester by deed from John Fogaros and wife Opal Edwards of record in Book 3433, page 533, said Register's Office, the said E.N. Hester having since died, leaving his Last Will and Testament probated in said County 10-6-87, #80674, in Will Book 160, page 378.

This conveyance subject to 1989 real property taxes, a lien not yet due and payable.

unimproved ( )
This is improved (X) property, known as 1300 Martin Street, Nashville, Tennessee
(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 my hand this 3rd day of August, 1989

Betina Ann Hester
Betina Ann Hester a single person, beneficiary, Trustee & Executrix under will of E.N. Hester.

Peggy Hester
Peggy Hester, widow of E.N. Hester, deceased and beneficiary under will of E.N. Hester, deceased.

Eugene Nelson Hester, Jr.
Eugene Nelson Hester, Jr. a single person and beneficiary under will of E.N. Hester, deceased.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Karen E. Deal, a Notary Public in and for said County and State, the within named Peggy Hester (widow of E.N. Hester, deceased and beneficiary under will of E.N. Hester, deceased) and Eugene Nelson Hester, Jr. (a single person and beneficiary under will of E.N. Hester, deceased), the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1989.

Karen E. Deal
Notary Public

Commission Expires 11/12/89

STATE OF TENNESSEE
Davidson County

Before me, Karen E. Deal a Notary Public in and for the State and County aforesaid, personally appeared Betina Ann Hester, a single person

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the a beneficiary, Trustee and Executrix, under the will of the E.N. Hester, deceased, and that she as such beneficiary, Trustee, and Executrix, executed the foregoing instrument for the purpose therein contained, by signing as beneficiary, trustee as such Executrix

Witness my hand and official seal at Nashville, this 3rd day of August, 1989.

Karen E. Deal
Notary Public

Commission Expires 11/12/89

WARRANTY DEED

FROM
E.N. Hester, deceased by
Betina Ann Hester, Executrix
et al.

TO
Tennessee Real Estate Company

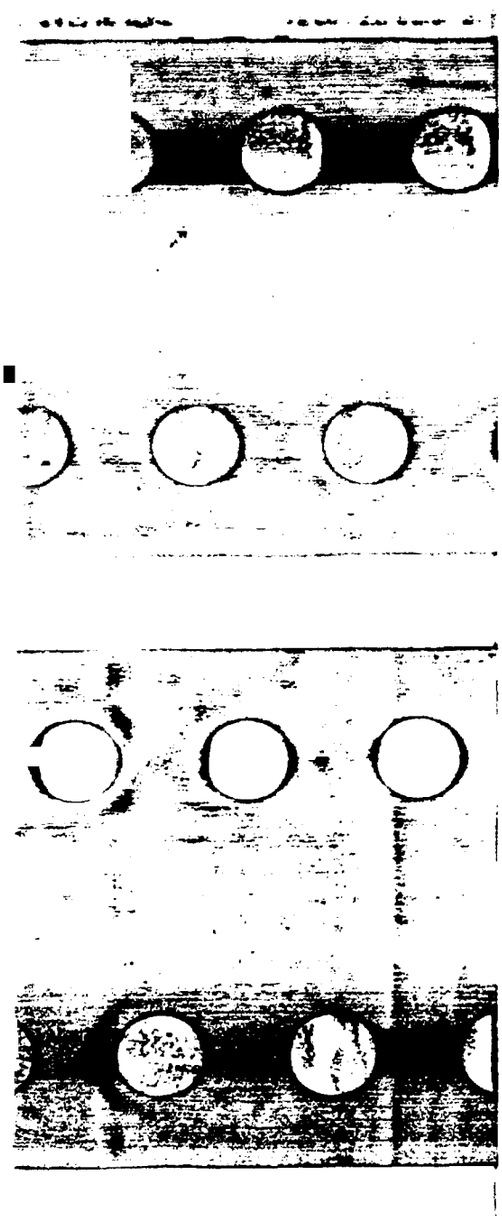
ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

Aug 3 3 03 PM '89

5510

2507 08/02 0101 02CHECK 148.90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	43000.00
CON TX	141.90
PRFEE	1.00
MDEED	6.00
TOTAL	148.90
CHECK	148.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/89 01 15:04 0001 2507

5.5106

IDENTIFICATION REFERENCE

AUG 3 3 03 PM '89

FELIX Z. WILSON, TENNESSEE

No. 235833