BOOK 8229 PAGE 853

THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

THIS INSTRUMENT IS BEING RE-RECORDED TO INSERT THE BOOK & PAGE OF A RE-RECORDED INSTRUMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $ 13,000.00.

Ronald E Underwood
Affiant

Subscribed and sworn to before this 31 day of October, 1990.

Notary Public

My Commission Expires: 1-23-94

RE-RECORD
BOOK 8256 PAGE 458

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
Ronald E. Underwood P. O. Box 120591 Nashville, TN 37212	SAME	MAP 83-1 PARCEL 384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTEEN THOUSAND AND 00/100 DOLLARS, ($13,000.00) cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **MICHAEL HESTER,** unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RONALD E. UNDERWOOD**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the west 50.0 feet of the east 100.0 feet of Lot No. 5 of Block "A" on the Map of Weakley Home Place, as of record in Book 161, page 131, Register's Office for said County.

SAID part of said Lot fronts 50.0 feet on the northerly side of Benjamin Street, and runs back between parallel lines, parallel to and 50.0 feet west of the line between Lots 5 and 7, 250.0 feet to the south line of Lot No. 4.

BEING the same property conveyed to Michael Hester by deed from Sarah M. Jennette, a widow and unmarried, of record in Book 8201, page 43,* Register's Office for Davidson County, Tennessee.

* and as re-recorded in Book 8245, page 849

This is improved property known as 1415 Benjamin Avenue, Nashville, Tennessee, 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all per-

RE-RECORD

79181

IDENTIF. REFERENCE

DEC 13 8 31 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

sons 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of October, 1990.

MICHAEL HESTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1990.

Notary Public

My Commission Expires:

1-23-94

69597

IDENTIF. TREFERENCE

NOV 2 17 AM '90

DAVIDSON COUNTY TN.

3841 12/13 0101 03CHECK 6.00

3817 11/02 0101 03CHECK 49.90