BOOK 8430 PAGE 240 Box 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $43,200.00
Alan Wayne Hester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 91

Ann B Waddell
Notary Public

MY COMMISSION EXPIRES: 5/30/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Str., Su. 1465, NASHVILLE, TN 37238-1465

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Wayne Hester (NAME)	Alan Wayne Hester (NAME)	MAP 120-9
1243 School Lane (ADDRESS)	378 Wimpole Drive (ADDRESS)	PARCEL 129
Nashville, TN (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	2DA 45158

FOR AND 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, Sherma Ruth Hester, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan Wayne Hester

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:

Being Lot No. Forty-nine (49) on the Map of Seven Oaks Subdivision Sec. III, as of record in Book 2083, page 78, Register's Office of Davidson County, Tennessee.

Said Lot No. 49 begins at a point in the easterly margin of McGavock Pike, the common front corner of Lots Nos. 48 and 49; thence northeasterly 176.34 feet along the easterly margin of said Pike to a point, the beginning of a curve; thence 37.69 feet around said curve, having a radius of 25 feet to a point in the southerly margin of School Lane; thence southeasterly 178.9 feet along said Lane to a point in the margin of the subdivision; thence southwesterly 221.4 feet to a point, the common rear corner of Lots Nos. 48 and 49; thence northwesterly 243 feet to the point of beginning.

Being the same property conveyed to James C. Hester and wife, Sherma Ruth Hester by deed from J. R. Coarsey, Trustee, of record in Book 2345, page 525, Register's Office for Davidson County, Tennessee. AND further conveyed to Sherma Ruth Hester by deed from James C. Hester of record in Book 4415, page 866, said Register's Office.

The legal description stated above is the same description used in the prior deed.

Taxes for the year 1991 and subsequent years are to be paid by the buyer.

This conveyance is subject to all matters as shown on the plan of record in Book 2083, page 78; to any restrictive convenants, easements or zoning regulations.

unimproved (X)
This is improved ( ) property, known as 1243 School Lane, Nashville, TN
(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 27th day of August 19 91

Sherma Ruth Hester

DETN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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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 Sherma Ruth Hester, unmarried

the 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 therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of August 19 91

Commission expires 5/20/92

Ann B Warrick
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

42684

Aug 28 1 39 PM '91

WARRANTY DEED

FROM

Sherma Ruth Hester

TO

Alan Wayne Hester

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Str., Su. 1465
NASHVILLE, TN 37238-1465

7766 08/28 0101 02CHECK 166.84

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 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 43200.00
CON TX 159.84
PRFEE 1.00
WDEED 6.00
TOTAL 166.84
CHECK 166.84

08/28/91 01 13:42 0001 7766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 2 6.8 4

IDENTIFICATION REFERENCE

AUG 28 1 39 PM '91

FEE

No. 454249