THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Edna E. Roark 732 Van Trease Road Madison, TN 37115	Same as New Owner	Map 51-3 Parcel 76 Field Book 11D 13795

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ANNE HESTER a/k/a ANNE ELIZABETH HESTER, a single woman, by and through her Conservator, Thomas H. Ware, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto EDNA E. ROARK a/k/a EDNA E. SAVAGE, hereinafter referred to as the "GRANTEE", her 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 Lot No. 103 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Chadwell Drive at the corner of Lots Nos. 103 and 104; thence with the line between said lots southeasterly 150 feet to the corner of Lot 102; thence with the line between Lots Nos. 102 and 103, southwesterly 159.78 feet to the northerly margin of Barbara Drive; thence with the margin of same northwesterly 187.25 feet to the beginning of a curve; thence around said curve northerly 32.61 feet to the margin of Chadwell Drive; thence with the margin of the same northeasterly 190 feet to the point of beginning.

Being the same property conveyed to W. W. Hester and wife, Anne Hester by deed form N. V. Cox, Jr., and wife, Nellie Cox, of record in Book 3710, page 183, Register's Office for Davidson County, Tennessee. The said W. W. Hester a/k/a Wilbur Wright Hester died on May 28th, 1990, at which time title to the said property became vested in his widow Anne Hester a/k/a Anne Elizabeth Hester, in fee simple. And, by Order entered in the Probate Court for Davidson County, Tennessee on June 24th, 1992 In The Matter of the Conservatorship of Anne E. Hester, Docket No. 95556 the Court ordered the sale of the real property, hereinabove described, by Auction Sale and directed that the Conservator, Thomas H. Ware, execute any and all documents necessary to convey title and deed to the said real property. Anne Hester a/k/a Anne Elizabeth Hester is an unmarried woman.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 815 Chadwell Drive, Madison, Tennessee, 37115.

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, her heirs and assigns, forever.

And I, the GRANTOR, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES, when due.

2. Restrictive covenants of record in Book 2204, page 47, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 2133, page 75, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, a 50-foot minimum building setback line from ~~Barbor~~ Barbara Drive, a 40-foot minimum building setback line from Chadwell Avenue and a 10-foot easement for public utility purposes along the rear line of said lot.

4. Easements for utilities serving the premises.

And I, the GRANTOR, 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 28th day of August, 1992.

"GRANTEE"

Edna E. Roark
EDNA E. ROARK a/k/a EDNA E. SAVAGE

"GRANTOR"

Thomas H. Ware Conservator for Anne E. Hester
THOMAS H. WARE, CONSERVATOR FOR ANNE HESTER a/k/a ANNE ELIZABETH HESTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS H. WARE, CONSERVATOR FOR ANNE HESTER a/k/a ANNE ELIZABETH HESTER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28th day of August, 1992.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDNA E. ROARK a/k/a EDNA E. SAVAGE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28th day of August, 1992.

NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Edna E. Roark
Affiant

Sworn to and subscribed before me, this the 28th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 9/1/93

40629

IDENTIFICATION REFERENCE

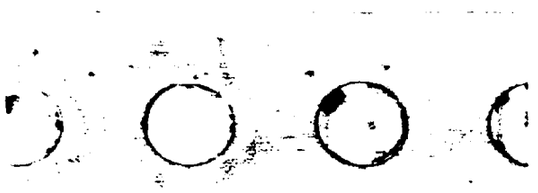
AUG 28 1 49 PM '92

WILLIAM Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

1992 08 28 0101 03CHECK 190.00

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



RECEIVED OF _____

FOR _____

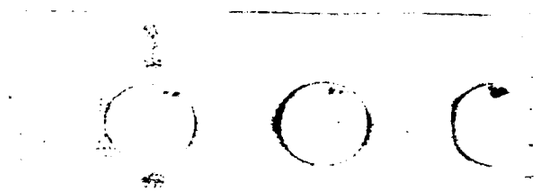
BOOK 8713 PAGE 873

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00
08/28/92	01			13:50 0001 4983



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

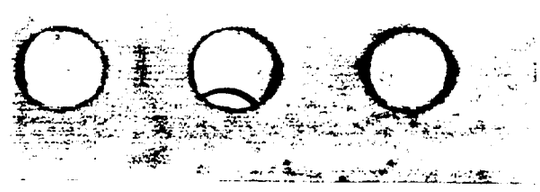


40629

IDENTIFICATION REFERENCE

AUG 28 1 49 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 564707