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Map: 119-01-0

Parcel: 040.00

WARRANTY DEED

Address of New Owner(s)

James C. Hester
366 Hester Avenue
Nashville, Tennessee 37210

Send Tax Bills To: 496 09/30 0101 03CHECK 89.29

SAME

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan, Attorneys
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration for this transfer is $21,700.00

Affiant

Subscribed and sworn to before me this 24th day of September, 1992.

Notary Public

My Commission Expires July 24, 1993

For and in Consideration of the sum of TWENTY ONE THOUSAND, SEVEN HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Mary D. Swift Swanson, unmarried, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey unto James C. Hester, unmarried, his heirs and assigns, (hereafter referred to as "Grantee") all my right, title, and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

> Being lot No. 25 on the Plan of the subdivision of the Rose property on the Nolensville Pike, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.
>
> Said lot No. 25 fronts 53 feet on the northerly side of Hester Avenue and runs back between parallel lines 170 feet to a dead line. This is the same property description used in the prior conveyance.

Being the same property conveyed by deed from Russell Bouman Brecheen, and wife, Sadie Pearl Brecheen, to Jesse Swift, and wife, Mary D. Swift, of record in Deed Book 971, Page 261, Register's Office for Davidson County, Tennessee. Mary D. Swift was granted an absolute divorce from Jesse Swift and all right, title, claim and interest of Jesse Swift was divested out of Jesse Swift and into Mary D. Swift, her heirs and assigns forever, in a divorce action in the Division I of the Chancery Court of Davidson County, Tennessee, Rule No. 66263 and entered in Minute Book 165, Page 266, May 11, 1949. Mary D. Swift and Mary D. Swift Swanson are one in the same person.

Mary D. Swift Swanson appointed Gwendolyn Jean May, of Robertson County, Tennessee to be her attorney-in-fact in an instrument recorded in Deed Book 8046, Page 660 and 661, Register's Office for Davidson County, Tennessee.

This is improved property, known as 364 Hester Avenue.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

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

Witness this 24 day of September, 1992.

Gwendolyn Jean May

MARY D. SWIFT SWANSON by
GWENDOLYN JEAN MAY,
Attorney-In-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named GWENDOLYN JEAN MAY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Attorney-In-Fact of Mary D. Swift Swanson and that she, as such Attorney-In-Fact executed the within instrument on behalf of Mary D. Swift Swanson.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 1992.

J. Terry Price

NOTARY PUBLIC

My Commission Expires: July 24, 1993

5 0 1 1 7

RECEIVED FOR REFERENCE

SEP 30 11 17 AM '92

WILLIAM R. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 8742 PAGE 555

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 21700.00
				CON TX 80.29
				PRFEE 1.00
				WDEED 8.00
				TOTAL 89.29
				CHECK 89.29
09/30/92	01			11:18 0001 1496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5011.7

IDENTIFICATION REFERENCE

SEP 30 11 17 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 575080