**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 103
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December 1993

Notary Public

My Commission Expires: 1-23-94

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| MICHAEL K. HESTER<br>1302 Stratton Avenue<br>Nashville, Tennessee 37206 | 180 Collier Lane<br>Gallatin, TN 37066 | MAP 83-5<br>PARCEL 297 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND AND NO/100---------- ($ 45,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I/we, SARAH R. SIMPSON, the sole heir-at-law of Beatrice H. Crafton, deceased, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL K. HESTER hereinafter called the Grantee(s), his/her/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. 28 on the map of F.O. Beasely's Plan of Lots of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 fronts 50.0 feet on the southerly side of Stratton Avenue and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Beatrice H. Crafton by deed from Frances Hailey Allen, Conservator of the Estate of John C. Hailey, of record in Book 5748, page 149, Register's Office for Davidson County, Tennessee; the said Beatrice H. Crafton having since died intestate and leaving as her sole heir-at-law, Sarah R. Simpson.

IDENTIFICATION REFERENCE 003278

94 JAN -3 PM 3:04

REGISTER DAVIDSON COUNTY, TN.

5020 01/03 0101 03CHECK 175.50

This is improved property known as 1302 Stratton Avenue, Nashville, Tennessee 37206

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(S), his/her/their heirs and assigns, forever.

GRANTOR(S) COVENANTS(S) with the said GRANTEE(S) that he/she is/we are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties as assumed by Grantee(s).

2. Matters shown on the Plan of F.O. Beasley's, of record in Book 57 page 85, Register's Office for Davidson County, Tennessee.

GRANTOR(S) FURTHER COVENANT(S) and bind(s) him/herself/themselves, his/her/their heirs and representatives to warrant and forever defend the title to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) on this the 29th day of December, 19 93.

Sarah R. Simpson
SARAH R. SIMPSON

**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 SARAH R. SIMPSON, the sole heir-at-law of Beatrice H. Crafton, deceased, the bargainor(s), 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 this 29th day of December, 19 93.

My Commission Expires: January 23, 1994

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 9207 PAGE 771

| | | |
|---|---|---|
| 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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/03/94 01 15:03 0001 5020

032 78
IDENTIFICATION
94 JAN -3 PM 1:04
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 741055