THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 66,000.00

Affiant

Subscribed and sworn to before me, this 26th day of May 19 94

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL K. HESTER 1102 & 1104 Forrest Avenue Nashville, Tennessee 37206	Michael K. Hester 180 Collier Lane Gallatin, Tennessee 37066	MAP 83-9 PARCEL 124 Tr I PARCEL 125 Tr II

1648 05/31 0101 03CHECK 257.20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SIX THOUSAND AND NO/100---------- ---------- ($ 66,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , EDNA L. HARRIS, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MICHAEL K. HESTER, 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:

TRACT I:

BEING Lot No. 25 in the Bransford-McWhirter Resubdivision of the Allison Plan of record in Book 161, page 109, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25 fronts 50.0 feet on the southerly side of Forrest Avenue and extends back between lines 156.6 feet on the westerly side and 160.0 feet on the easterly side to an alley in the rear on which it measures 50.0 feet.

BEING the same property conveyed to John Burr Edmondson and wife, Sara E. Edmondson and Phillip M. Harris and wife, Edna L. Harris, by deed of record in Book 2091, page 601, Register's office for Davidson County, Tennessee; the said Phillip M. Harris and wife, Edna L. Harris having conveyed their interest to Sara E. Edmondson, widow of John Burr Edmondson, by deed of record in Book 3846, page 978, Register's Office for Davidson County, Tennessee; the said Sara E. Edmondson, also known as Sara Neal Edmondson having conveyed her interest in subject property to Sara E. Edmondson and daughter, Edna L. Harris, by Quitclaim Deed of record in Book 7422, page 505, said Register's Office; the said Sara E. Edmondson having since died intestate and Edna L.

CONTINUED

This is improved property known as 1102 & 1104 Forrest 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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s 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 and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford-McWhirter Subdivision of Allison Place of record in Book 161 , page 109 **, Register's Office for Davidson County, Tennessee.

** and Book 332, page 20

GRANTOR___ FURTHER COVENANTs_ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 26th day of May, 19 94.

Edna L. Harris
EDNA L. HARRIS

Philip M Harris
PHILIP M. HARRIS

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 EDNA L. HARRIS and PHILIP M. HARRIS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 19 94.

Notary Public

My Commission Expires: November 22, 1997

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___ 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 ____.

Notary Public

My Commission Expires: _____

55198
IDENTIF. ↑ REFERENCE

94 MAY 31 AM 9:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

LEGAL DESCRIPTION CONTINUATION

Harris being her sole heir-at-law.

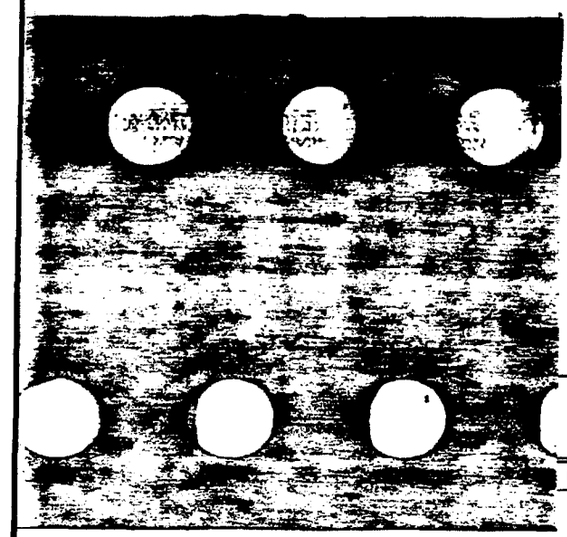
TRACT II:

BEING Lot No. 24 and the easterly two feet of Lot No. 23 in the Second Resubdivision of the Bransford-McWhirter Subdivision of the Allison Place in the 18th Ward of the City of Nashville, Davidson County, Tennessee, the plan of which is of record in Book 332, page 20, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 and part of Lot No. 23 front together 47.0 feet on the south side of Forrest Avenue and run back between parallel lines in a southerly direction to an alley.

BEING the same property conveyed to John B. Edmondson and wife, Sara Neal Edmondson, by deed of record in Book 2593, page 347, Register's Office for Davidson County, Tennessee; the said John B. Edmondson having since died and the said Sara Neal Edmondson, also known as Sara E. Edmondson, having conveyed her interest in subject property to Sara E. Edmondson and daughter, Edna L. Harris, by Quitcliam Deed of record in Book 7422, page 505, said Register's Office; the said Sara E. Edmondson having since died intestate and Edna L. Harris being her sole heir-at-law.

PHILIP M. HARRIS, spouse of Edna L. Harris, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.



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

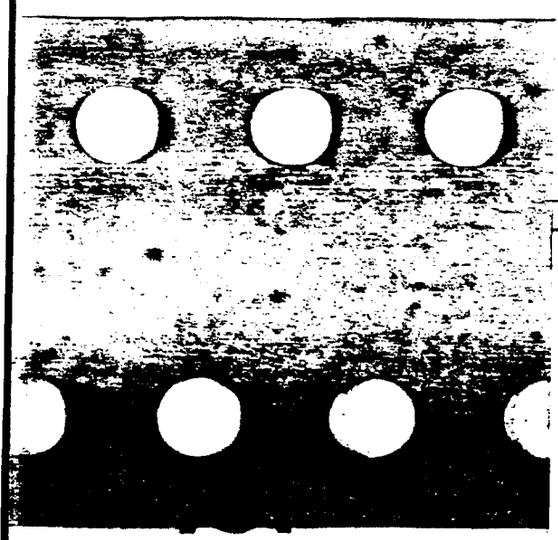
RECEIVED OF _____

FOR _____

BOOK 9360 PAGE 198

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 66000.00
CON TX 244.20
PRFEE 1.00
MDEED 12.00
TOTAL 257.20
CHECK 257.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/94 01 09:39 0001 1648

55198
IDENTIF. ← REFERENCE
94 MAY 31 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 796613