WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

William L. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 1994

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

Box 22

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAY W. HESTER (NAME)	SAME (NAME)	83-13-397
3 Maryland Farms Suite 120 (ADDRESS)	(NAME)	83-13-396
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	25W05980 & 05975

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, PATRICIA A. GRIFFIN AND MARK R. WOOD, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAY W. HESTER, A MARRIED MAN

w/B

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:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 78 Lindsley Home Place, Block J, as of record in Book 2, page 92, Chancery Court for said County, to which plan reference is hereby made for a more complete description.

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 79 and the Westerly part of Lot 80, Lindsley Home Place, Block J, as of record in Book 2, page 92, Chancery Court for Davidson County, Tennessee, described as follows:

SAID Lot 79 and the Westerly part of Lot 80 front 67 feet on the Southerly side of Russell Street and run back between parallel lines 160 3/4 feet, more or less, to an alley in the rear measuring 67 feet thereon.

BEING part of the same property conveyed to Patricia A. Griffin and Mark R. Wood, as Joint Tenants with the right of survivorship, by deed from I. Dyke Tatum, Trustee, of record in Book 9072, page 246, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1510 & 1512 RUSSELL ST., NASHVILLE, TN 37206
(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 our hand s this 19th day of August 19 94

Patricia A. Griffin
PATRICIA A. GRIFFIN

Mark R. Wood
MARK R. WOOD

BOOK 9452 PAGE 578

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 PATRICIA A. GRIFFIN AND MARK R. WOOD, BOTH UNMARRIED

the bargainor s, 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 at NASHVILLE, Tennessee, this 19th day of August, 19 94

Commission expires July 26, 1997

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

IDENTIF. & REFERENCE

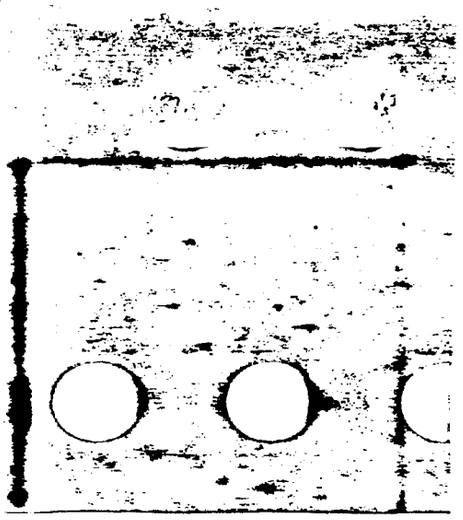
86859

SEP 1
94 AM 9:02

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4075 09/01 0101 03CHECK

$42.00



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

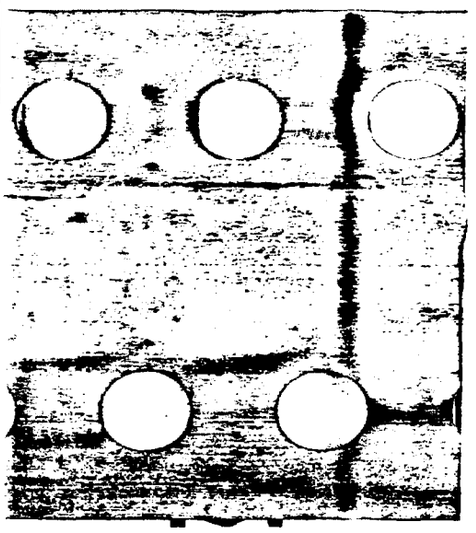
RECEIVED OF _____

FOR _____

BOOK 9452 PAGE 579

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	90000.00
CON TX	333.00
PRFEE	1.00
UCCR	8.00
TOTAL	342.00
CHECK	342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/94 01 09:01 0001 4075

86859
IDENTIF. & REFERENCE

94 [illegible] AM 9:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 830452