0261447

IDENTIFICATION REFERENCE

97 JAN -3 PM 2:45

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this 31ST day of December, 1996.

Notary Public

THIS INSTRUMENT PREPARED BY:
Christian S. Hofstetter
HOFSTETTER & HOFSTETTER, Attorneys
Suite 500
230 Fourth Avenue North
Nashville, Tennessee 37219-2197
615/255-7336

mail

BOOK 10310 PG 486

ADDRESS NEW OWNERS AND SEND TAX STATEMENTS:

Thomas J. Hester et ux
1008 Seymour Avenue
Nashville, TN 37206

MAP PARCEL NOS.

Map 83-5
Parcel 23.01

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100TH DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Charles F. Strobel, Executor of the Estate of Grace A. Roberts, and **Church of the Holy Name**, hereinafter called the GRANTORS, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Thomas J. Hester and wife, Rachel W. Hester**, with full power to sell, transfer, mortgage, and convey without joinder of beneficiary, hereinafter called the GRANTEES, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennesee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the west 50 feet of the north 150 feet of Lot No. 57 on the Plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 23, Register's office for said County.
>
> Said part of said lot fronts 50 feet on the south side of Seymour Avenue and runs back between parallel lines, 150 feet to the north margin of an alley, which was established and shown on the Plan of record in Book 332, page 63, Register's office for Davidson County, Tennessee.
>
> Being the same property conveyed to Grace A. Roberts, unmarried, by Warranty Deed from Lela Welch Heaton, of record in Book 3536, page 341, Register's Office for Davidson County, Tennessee. The said Grace A. Roberts having since died and by will of record in Will Book 203, page 521, Probate Court Clerk's Office, Davidson County, Tennessee, said property was devised to Church of the Holy Name.

This is improved property known as 1008 Seymour 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 GRANTEES, their successors and assigns forever. And GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 31st day of December, 1996.

Charles F. Strobel
Charles F. Strobel
Executor
ESTATE OF GRACE A. ROBERTS

CHURCH OF THE HOLY NAME

By: Rev. Joseph A. Sanches

BOOK 10310 PG 487

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Madeleine B. DeMoss, a Notary Public of the state and county aforesaid, personally appeared **Charles F. Strobel, Executor of the Estate of Grace A. Roberts,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purposes therein contained, by signing his name.

WITNESS my hand and official seal at Nashville, TN, this 31st day of December, 1996.

Madeleine B. DeMoss
Notary Public

My Commission Expires: Sept. 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

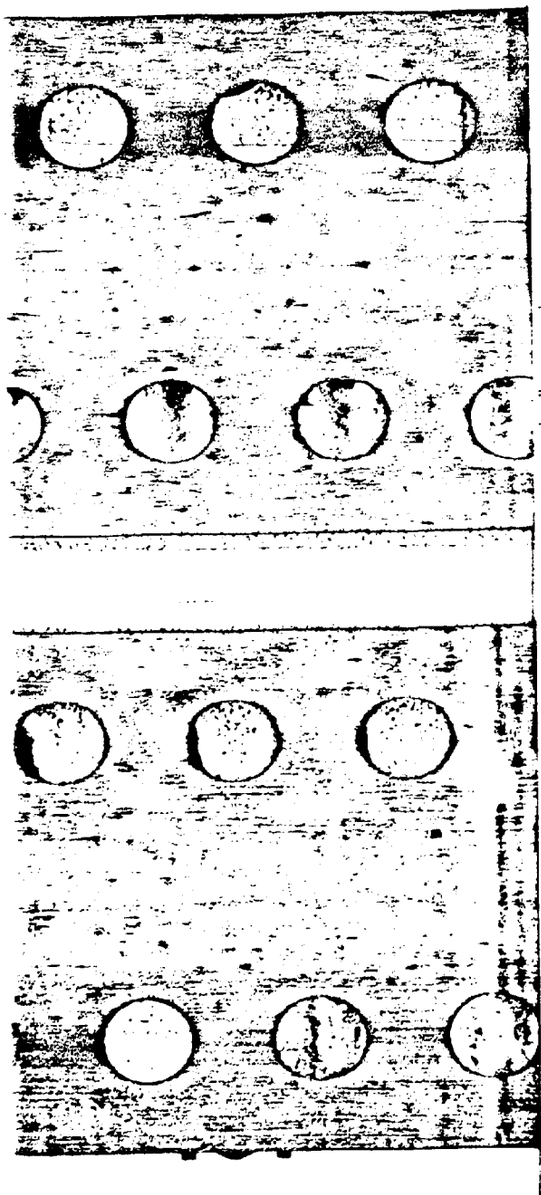
Before me, Madeleine B. DeMoss, a Notary Public of the state and county aforesaid, personally appeared Joseph A. Sanches, an authorized representative of **Church of the Holy Name**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purposes therein contained, by signing his name.

WITNESS my hand and official seal at Nashville, TN, this 31st day of December, 1996.

Madeleine B. DeMoss
Notary Public

My Commission Expires: Sept. 19, 1999

#954 01/03 0101 03CHECK 120.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10310 PG 488

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
01/03/97	01	14:47	0001	1954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261447
IDENTIFICATION REFERENCE

97 JAN -3 PM 2:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1104499