FILE NO. 37070

FILE BOX "7"

BOOK 11122 PAGE 511

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER 1998

Notary Public

MY COMMISSION EXPIRES: 11 FEB 1998
(AFFIX SEAL)

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL K. HESTER	S A M E	83-2-152
(NAME)	(NAME)	
180 COLLIER LANE		27W 3335
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
GALLATIN, TN 37066		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, FIRST UNION NATIONAL BANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL K. HESTER

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:

LAND in Davidson County, Tennessee, being part of the Northwest part of lot No. 11 Block "B" on the map of Weakley Place, of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, and being shown as all of Lot No. 2 on the Map of a Re-subdivision of said part of lot No. 11 for Oliver Brent, except a small triangular strip across the rear of said Lot No. 2, and described as follows: Said part of said lot 2 fronts 50 feet on the easterly side of North 16th Street and runs back between parallel lines, 140 feet on the northerly line, along the southerly margin of Weakley Street or Avenue, and 150 feet on the southerly line, to a dead line in the rear, measuring 49 feet more or less thereon.

BEING the same property conveyed to First Union National Bank by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee, of record in Book 10930, page 133, Register's Office for Davidson County, Tennessee.

GRANTOR herein will warrant and defend the title to the premises conveyed from the time of its acquisition and not through or on behalf of any predecessor in interest.

This is unimproved ( ) improved (X) property, known as 1017 North 16th Street, Nashville, Tennessee 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 its hand this day of September, 1998

FIRST UNION NATIONAL BANK

By:

DEBORAH KAUFMAN, Assistant Vice-President

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STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared DEBORAH KAUFMAN with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Assistant Vice-President of the FIRST UNION NATIONAL BANK, a corporation, and that she as such Assistant-Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Assistant Vice-President.

WITNESS my hand and official seal at Raleigh North Carolina, this the _____ day of September, 1998.

Michelle D. Eaton
NOTARY PUBLIC

My Commission Expires: 8-3-2002

MICHELLE D. EATON NOTARY PUBLIC My Commission Expires 8/03/02 WAKE COUNTY, N.C.

0490742

IDENTIFICATION REFERENCE

WARRANTY DEED

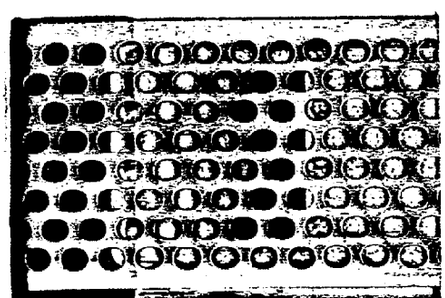
FROM

TO

98 SEP 23 AM 9:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

159.00 3874 09/23 0101 03CHECK



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

RECEIVED OF _____

FOR _____

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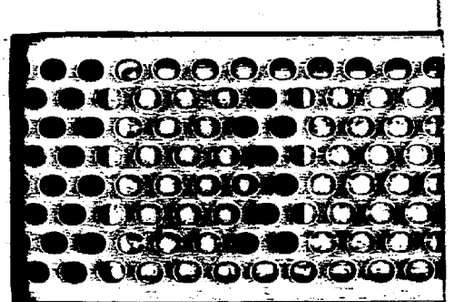
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 159.00
CHECK 159.00

09/23/98 01 09:47 0001 3874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0490742
IDENTIF. & REFERENCE

98 SEP 23 AM 9:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1349221