BOOK 11257 PAGE 353

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 15th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 3/23/99
(AFFIX SEAL)

47

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Michael Hester (NAME)	Mortgage Portfolio Services, (NAME)	MAP 44-15
904 Debow Street (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 109
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Dallas, Texas 75240 (CITY) (STATE) (ZIP)	

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, Arthur Gerald Willingham, Jr., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Michael Hester, Unmarried

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 Lot No. 38 of Section "D" on the plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Arthur Gerald Willingham, Jr, Unmarried by deed from Cora L. Pinkleton, of record in Book 6635, Page 50, Register's Office for Davidson County, Tennessee.

Beth Willingham executes this instrument as Attorney-in-Fact on behalf of Arthur Gerald Willingham, Jr. pursuant to Special Power-of-Attorney recorded simultaneously herewith.

0526558
IDENTIF. & REFERENCE

98 DEC 17 PM 1:44
[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 904 Debow Street, Old Hickory, TN 37138
(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 my hand this 15th day of December, 19 98

Arthur Gerald Willingham, Jr.
By: Arthur Gerald Willingham, Jr.
Beth Willingham, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 199__.

My Commission Expires:_____

_____
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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 _____, Tennessee on this the _____ day of _____, 199__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Beth Willingham to me known to be the person who executed the foregoing instrument in behalf of Arthur Gerald Willingham, Jr., and acknowledged that she executed the same as the free act and deed of the said Arthur Gerald Willingham, Jr.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of December, 1998

My Commission Expires: 3/23/02

Notary Public

1945 12/17 0101 03CHECK 192.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11257 PAGE 355

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	49000.00
CON TX	181.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	192.30
CHECK	192.30

12/17/98 01 13:44 0001 1945

0526558
IDENTIF. # REFERENCE

98 DEC 17 PM 1:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401395