RECORD AND RETURN TO: Mid State Title & Escrow
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38106 FILE BOX "7"

BOOK 11602 PAGE 80

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF JULY, 1999

Notary Public

MY COMMISSION EXPIRES 6-19-00

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:
MONIQUE McCARTNEY
221 37th Avenue, N
Nashville, Tennessee 37209

SEND TAX BILLS TO
SunTrust Bank
201 Fourth Ave. N/7th Floor
Nashville, TN 37219

MAP-PARCEL #
ITW 85018
092-13-0-A-001

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 **D. MICAH HESTER and wife, KELLY N. SHERMAN-HESTER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONIQUE McCARTNEY** 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 Unit No. 1 on the plan of condominium site of Sylvan Square Condominiums, of record in Book 7334 Page 555, which is Exhibit "C" to the Master Deed which amends the plat of record in Book 5190, page 388, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference

BEING the same property conveyed to D. Micah Hester by Quitclaim Deed from James D. Hester and wife, Darilyn J. Hester of record in Book 11555, page 831, Register's Office for Davidson County, Tennessee, and being the same property conveyed to D. Micah Hester, unmarried, James D. Hester and wife, Darilyn J. Hester by deed from Ronald L. Swinehart and wife, Kay M. Swinehart of record in Book 8586, page 213, Register's Office for Davidson County, Tennessee. The said D. Micah Hester having since married, and his wife, Kelly N. Sherman-Hester joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property, known as **221 37TH Avenue, N., Nashville, Tennessee 37209**
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 hands this 30th day of July, 1999

D. MICAH HESTER

KELLY N. SHERMAN-HESTER

99 AUG -3 AM 10:19
REGISTER
DAVIDSON COUNTY, TN.

369.90 03/03 0101 03CHECK

00061900
FILE NUMBER & REFERENCE

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 **D. MICAH HESTER and wife, KELLY N. SHERMAN-HESTER** 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 the 30th day of July, 1999.

My Commission Expires: 6/19/00

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of July, 19 99, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that _____ executed the same as the free act and deed of the said _____ as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of July, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

Witness my hand and official seal at _____, this the th day of _____, 19_____.

My commission expires: _____

_____
NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

06019600

IDENTIFICATION REFERENCE

99 AUG -3 AM 10:19

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11602 PAGE 82

CAMT	97000.00
CON TX	358.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	369.90
CHECK	369.90

08/03/99 01 10:25 0001 1079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499298