RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38316 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **45,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE

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

ADDRESS OF NEW OWNER AS FOLLOWS:
MICHAEL K. HESTER
180 Collier Lane
Gallatin, Tennessee 37066

SEND TAX BILLS TO:
S A M E

MAP-PARCEL #
83-9-63
18W 1115

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 **I, STANLEY DUKE GUFFEY, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL K. 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING the easterly one-half of Lot No. 7 in Block 1 in D. H. Bailey's Subdivision of the Allison Property, a plan of which is of record in Book 161, page 73, of the Register's Office for Davidson County, Tennessee.

SAID easterly one-half of Lot No. 7 fronts fifty feet on the northerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley, being the same property conveyed to J. F. Love and wife, Sarah Hatcher Love, by deed from Bransford Realty Company, of record in Book 1171, page 44, Register's Office for said County.

BEING the same property conveyed to Stanley Duke Guffey by deed from Doyle Lee Neeley, Executor under the Will of Virginia Stewart Neeley, of record in Book 6435, page 351, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **1313 Gartland 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 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 24th DAY OF SEPTEMBER, 1999.

STANLEY DUKE GUFFEY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 OCT -1 PM 3:33
REGISTER
DAVIDSON COUNTY, TN.

932 10/01 0101 03CHECK 177.50

RECEIVED FOR REFERENCE

06419411

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

STANLEY DUKE GUFFEY, UNMARRIED

the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24TH September, 1999.

ALAN D. MAZE
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 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 he executed the same as the free act of the said _____ as though _____ had personally acted.

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

_____
NOTARY PUBLIC

My Commission Expires: _____

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11685 PAGE 368

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

06419411

IDENTIFICATION REFERENCE

99 OCT -1 PM 3:33

ALL TAXES PAID REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

10/01/99 01 15:36 0001 4932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522829