THIS INSTRUMENT PREPARED BY
J. Michael Miller
STAIR PELLEY HARBERT & TRAMEL
[illegible] Avenue, North
Nashville, TN [illegible]

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99 OCT 19 PM 3:45

0648143

WARRANTY DEED

Name and Address of New Owner: Daniel P. Dougharty, Margaret B. Dougharty and Travis L. Dougharty 3901 Bonnavista Drive Hermitage, Tennessee 37076
Send Tax Bills To: SunTrust Mortgage, Inc. P.O.Box 57028 Irvine, California 92619-7028
Street Address of Subject Property: Map-Parcel No: 3905 Bonnavista Drive Map 75-09 Hermitage, Tennessee 37076 Parcel 109.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EDWARD BUCKNER HESTER, EXECUTOR OF THE ESTATE OF FLORA CAMPBELL HESTER AND EDWARD BUCKNER HESTER, INDIVIDUALLY, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DANIEL P. DOUGHARTY, AN UNMARRIED PERSON, AND MARGARET B. DOUGHARTY AND HUSBAND, TRAVIS L. DOUGHARTY,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 2900, page 94, as re-recorded in Book 2900, page 112, Register's Office for Davidson County, Tennessee; and

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 GRANTOR does covenant with the said GRANTEES that it is

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 GRANTOR does further covenant and bind itself, its successors and assigns, 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 October, 1999.

THE ESTATE OF FLORA CAMPBELL HESTER

BY: _____
EDWARD BUCKNER HESTER, EXECUTOR

_____
EDWARD BUCKNER HESTER, INDIVIDUALLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of October, 1999, before me personally appeared Edward Buckner Hester, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, both as Executor of the Estate of Flora Campbell Hester and individually, and acknowledged that he executed the same as his free act and deed.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 28, 2001

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $75,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this the 15th day of October, 1999.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 28, 2001

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 275 on the Map of Hermitage Hills Subdivision, Section 11, of record in Book 2401, page 94, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Edward Brandon Hester and wife, Flora C. Hester, by Deed from Philip A. Brewster, Federal Housing Commissioner, of record in Book 3789, page 663, Register's Office for Davidson County, Tennessee. The said Edward Brandon Hester died on December 16, 1974, leaving Flora C. Hester the surviving tenant by the entirety. The said Flora C. Hester has since died and by the terms of her last will and Testament, devised the above property to her son, Edward Buckner Hester, said will of record in Book 1709 page 87, said Register's Office.

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

1512 10/19 0101 03CHECK 292.50

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT 75000.00
CDN TX 277.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 292.50
CHECK 292.50

10/19/99 01 15:48 0001 1512

99 OCT 19 PM 3:45

REGISTER
DAVIDSON CO. TN.

0648143

REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 152[illegible]21