Instr:200008140080465 Page: 1 OF 2
REC'D FOR REC 08/14/2000 4:04:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $804.75

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00.

Elizabeth M. Arnold
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of August, 2000.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Elizabeth M. Arnold
4400 Belmont Park Terrace #170
Nashville, Tennessee

SEND TAX BILLS TO:
Southeastern Mortgage
115 29th Avenue, S
Nashville, TN 37212

MAP-PARCEL NUMBERS:
131-03-0-C-170.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Larry R. Hester and wife, Peggy P. Hester** hereinafter referred to as Grantors, hereby transfers and conveys to **Elizabeth M. Arnold**, ~~**an unmarried person**~~, hereinafter referred to as 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. 170 on the Plan of Arden Place, Section 5, of record in Book 4955, page 41, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry R. Hester and wife, Peggy P. Hester by deed from Joe T. Walker and wife, Elizabeth Walker of record in Book 7627, page 405, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4955, Page 41, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4628, page 473, Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019,page 942, Book

5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, Register's Office for Davidson County, Tennessee.

Any lien for Homeowner's Association Dues, if any.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4400 Belmont Park Terrace #170, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 11th day of August, 2000.

Larry R. Hester by K. Thomas Sidwell Attorney-In-Fact

Larry R. Hester

Peggy P. Hester by K. Thomas Sidwell Attorney-In-Fact

Peggy P. Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Thomas Sidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, is the Attorney-In-Fact for Larry R. Hester and is authorized by Larry R. Hester to execute the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2000.

Notary Public

11-18-01

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Thomas Sidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, is the Attorney-In-Fact for Peggy P. Hester and is authorized by Peggy P. Hester to execute the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2000.

Notary Public

11-18-01

My Commission Expires

02206-BP