THIS INSTRUMENT PREPARED BY:

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303 Frances Street (Zip 37072)
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Davidson County DEEDWARR
Recvd: 11/14/00 10:32 3pgs
Fees:15.00 Taxes:185.00
20001114-0112769

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael K. Hester 180 Collier Lane Gallatin, TN 37066	Same as New Owner	Map 83 Group 090 Parcel 65

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KATHY L. ROLLINS, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto MICHAEL K. HESTER, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th, formerly the 18th, Ward of Davidson County, Tennessee, being Lot No. 8 of Block 2 on the Plan of D.H. Bailey's Subdivision of the Andrew Allison Home Place, as of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines with the westerly margin of North 14th Street, formerly Ordway Avenue, 160 feet to an alley.

Being the same property conveyed to Kathy L. Rollins by deed from James Underwood, Steve Underwood, Randy Brown, John Dillard, Patty Yorgesen, Mike Dillard, Jeff Dillard, Sandy Rice, Betty Ezell, Richard Wynne and Pamela Bess, being all of the heirs and beneficiaries of the Estate of Willie A. Ledbetter, deceased, of record as Instrument No. 20001108-0111120, Register's Office for Davidson County, Tennessee.

The said property is improved property located at 1314 Gartland Avenue, Nashville, TN 37206.

The property description, as hereinabove set forth, is the same as that shown in the previous Deed of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

KATHY L. ROLLINS, a single woman

"GRANTEE"

MICHAEL K. HESTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY L. ROLLINS, a single woman and MICHAEL K. HESTER, 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, at office, this the 13th day of November, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of November, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires December 6, 2001