This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Steve M. Hester
904 Debow Street
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 03/06/03 07:54 2pgs
Fees:13.00 Taxes:481.00
20030306-0029523

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 74-8
PARCEL 74.00
4D-34036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Clifford O. Howard, Sr., Trustee of the CLIFFORD O. HOWARD, SR. REVOCABLE LIVING TRUST hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Steve M. Hester, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 660, on the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Clifford O. Howard, Sr., Trustee of the Clifford O. Howard Living Trust, by Quitclaim Deed from Clifford O. Howard, Sr. of record in INST: 2003 0306 0029522, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3399, Page 446, and Book 3404, Page 165, and such easements and setback lines of record in Plat Book 3300, Pages 62 and 63, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2003 have been pro-rated and assumed by Grantee.

This is improved property known as 8009 Bonnafair Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steve M. Hester, his heirs and assigns, forever; and CLIFFORD O. HOWARD, SR., Trustee, of the CLIFFORD O. HOWARD, SR., REVOCABLE LIVING TRUST do covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and do further covenant and bind its successors and and assigns, 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 26th day of February, 2003.

Clifford O. Howard Sr Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CLIFFORD O. HOWARD, SR. 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 130,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of February, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004