Davidson County DEEDWARR
Recvd: 04/15/03 09:25 2pgs
Fees:13.00 Taxes:714.10
20030415-0049795

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Dene Stutts ("GRANTOR")

TO: David Jester ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
733 Templeton Drive Nashville, TN 37205	David Jester 733 Templeton Drive Nashville, TN 37205	102-15/65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety-Three Thousand and NO/100s Dollars ($193,00.00), the receipt and sufficiency all of which is hereby acknowledged , I, Dene Stutts, a single woman, have bargained and sold, and by these presents do transfer and convey unto David Jester his heirs, successors and assigns, Land in Davidson County, Tennessee, described as follows

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 247 on the Plan of Brook Meade, Section 7, as of record in Book 2331, page 5, Registers Office for said County.

Said Lot No. 247 fronts 133 feet on the southwesterly margin of Templeton Drive and extends back 306.9 feet on the southeasterly side and 318.9 feet on the northwesterly side to a dead line in the rear, measuring 133.5 feet thereon.

Being the same property conveyed to J.A. Stutts (deceased) and wife, Dene Stutts, by deed from Weatherston S. Greer and wife, Martha Greer, of record in Book 4125, page 697, Register's Office for Davidson County, Tennessee.

This is improved property located at 733 Templeton Drive, 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 David Jester, his heirs, successors, and assigns forever.

And I do covenant with the said David Jester, 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 except:

1. Property taxes for 2003, a lien not yet due and payable.
2. Matters shown on the Plan of record in Book 2331, page 5, said Register's Office.
3. Restrictive covenants of record in Book 2333, page 629.

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 David Jester, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 10th day of April, 2003.

Dene Stutts

Dene Stutts (being one and the same as
Anna B. Stutts and/or Anna Bernadine Stutts)

Dene Stutts by Walter T. Stutts

Dene Stutts,
by Walter T. Stutts, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named Dene Stutts, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 10th day of April, 2003.

Notary Public

My Commission Expires: 1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named Walter T. Stutts, attorney in fact for the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 10th day of April, 2003.

Notary Public

My Commission Expires: 1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $193,000.00.

Affiant

Subscribed and sworn to before me this 10th day of April, 2003.

Notary Public

My Commission Expires: 1-29-05