Davidson County DEEDWARR
Recvd: 11/10/03 14:17 2pgs
Fees:13.00 Taxes:231.25

20031110-0164516

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN05673

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Hester	**Michael K. Hester**	**83-2-137**
180 Collier Lane	**180 Collier Lane**	
Gallatin, TN 37066	**Gallatin TN 37066**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jesse Reyes Villescaz and wife Denise Z. Villescaz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael K. Hester, unmarried

HEREINAFTER CALLED THE 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 the easterly 50 feet of Lot No. 5 on the Map of Weakley Place, of record in Book 161, page 131, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the northerly side of Benjamin Street and runs back between parallel lines 250 feet to the south line of Lot No. 4 on said Plan.

This is improved property known as 1417 Benjamin Street, Nashville, Tennessee 37206.

Being the same property conveyed to Jesse Reyes Villescaz and wife, Denise Z. Villescaz, by Warranty Deed from Owen Hardaway, Jr., dated December 31, 1993 and recorded January 7, 1994 in Book 9215, page 138, Register's Office for Davidson County, Tennessee. The said Jesse Reyes Villescaz is also known as Jesse R. Villescaz.

Unimproved ( )
This is improved (X) property known as **1417 Benjamin Street, Nashville, TN 37206**
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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 27th day of October, 2003.

Jesse Reyes Villescaz

Denise Z. Villescaz

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 Jesse Reyes Villescaz and wife Denise Z. Villescaz the bargainors 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 and official seal at Brentwood, Tennessee, this 27th day of October, 2003.

Commission Expires: 11/4/06

Notary Public

SEAL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV 4 2006