**THIS INSTRUMENT PREPARED BY**
**PURYEAR, NEWMAN & MORTON, PLLC**
**ATTORNEYS AT LAW**
**1143 Columbia Avenue**
**P. O. BOX 40**
**FRANKLIN, TN 37065**
**Telephone (615) 790-2444**
**Fax (615) 790-2951**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**
**The actual value or consideration, whichever is greater, for this transfer is $120,000.00.**

**Affiant**

**Sworn to and subscribed before me this 14 day of November, 2003.**

**Notary Public**

**My Commission Expires:**

LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Johnny Crow Jr. | 200 Third Avenue South | Owner | 093.06.4 |
| 200 Third Avenue South | Nashville, TN 37201 | | 085.00 |
| Nashville, TN 37201 | | | 13W07640 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **BETINA HESTER, TRUSTEE OF THE EUGENE NELSON HESTER CHILDREN'S TRUST** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **JOHNNY CROW JR., an unmarried person** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A tract of land in the 13th Ward of the City of Nashville, Davidson County, Tennessee, and being Lot No. 12 on the Map of W. H. Hagan's Subdivision of Lot No. 5 of Davidson Academy Lots, not of record, and described according to an unregistered copy of a survey thereof made by James A. Hamilton, Jr., Surveyor.

According to said survey said lot fronts 33.09 feet on the easterly side of Third Avenue South and runs back between lines, along the south margin of Demonbreun Street, 106 feet to a dead line.

BEING the same property conveyed to Betina Hester, Trustee of the Eugene Hester Children's Trust by Executor's Deed dated November 9, 2001 by the Last Will and Testament of Eugene Nelson Hester of record in Will Book 160, Page 378, Probate Clerk's Office for Davidson County, Tennessee, said deed being recorded in Instrument Number 20011109-0123441, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Eugene Nelson Hester by Warranty Deed dated January 23, 1958 from Dorothy Byrn, a widow, of record in Book 2735, Page 605, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances,

Davidson County DEEDWARR
Recvd: 11/24/03 13:53 2pgs
Fees:13.00 Taxes:444.00
20031124-0170625

estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2003 which have been prorated and are being paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this the 10 day of November, 2003.

**EUGENE NELSON HESTER CHILDREN'S TRUST**

**By:** Betina Hester, Trustee

**Betina Hester, Trustee**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, Charles E. Morton IV, Notary Public, Betina Hester, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained an who further acknowledged that she is the Trustee of The Eugene Nelson Hester Children's Trust and is authorized to execute this instrument on behalf of The Eugene Nelson Hester Children's Trust.

Witness my hand, at office, this 10 day of November, 2003.

Notary Public

My Commission Expires: 3-14-2005

CHARLES E. MORTON IV
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENNESSEE