Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/13/04 13:56 2pgs
Fees:13.00 Taxes:847.30
20040113-0005371

W & I Ref Title No: 45221
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sheridan Thomas Hester 6664 Upton Lane Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 102-06-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tonya R. Edens Yarbrough, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sheridan Thomas Hester** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Charlotte Park, Section 26, Revision of Lots No. 32 and 33, of record in Book 4350, page 127, Register's Office for said County, described according to a survey made by Richard B. Omohundro, dated November 14, 1970, as follows:

Beginning at a point in the westerly margin of Upton Lane at the common corner of Lots Nos. 32 and 33; thence with the margin of said Lane, southerly 30.7 feet to a point in the beginning of a curve; thence around said curve, southwesterly 55.64 feet to a point in the northerly margin of South Upton Court; thence with the margin of the same, westerly along a curve 64 feet to a point; thence leaving said Court and along the northerly line of Lot No. 34 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, as follows; north 41 degrees 48 minutes west 68 feet to a point; thence north 84 degrees 22 minutes 38 seconds west 171.08 feet, more or less, to the Cumberland River; thence along said River, northeasterly 97 feet, more or less, to the common rear corner of Lots Nos. 32 and 33; thence with the line between said lots, south 72 degrees 54 minutes east 249.22 feet, more or less, to the point of beginning.

Being the same property conveyed to Tonya R. Edens by deed from Willa Ann Shirley, unmarried of record in Doc. No. 200005090047065, Register's Office for Davidson County, Tennessee. The said Tonya R. Edens is now known as Tonya R. Edens Yarbrough.

Mark A. Yarborough spouse of Tonya R. Edens Yarbrough joins in this conveyance for the purpose of conveying any and all martial interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4350 Page 127, said Register's Office, which Plan shows a 30 & 15 foot minimum building setback line from Upton Lane & South Upton Court respectively and a 10 foot easement for public utility & drainage purposes across the westerly portion of said lot; Subject to the flow of the Cumberland River over so much of the premises as may lie therein.

This is improved property, known as: 6664 Upton Lane, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of January, 2004.

Tonya R. Edens Yarbrough

Mark A. Yarborough

State of TENNESSEE
County of DAVIDSON

On this 12th day of January, 2004 , before me the undersigned authority, personally appeared Tonya R. Edens Yarbrough and Mark A. Yarborough, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $229,000.00

Affiant

Sworn and subscribed before me this the 12th day of January, 2004

My Commission Expires: CHRISTY W. ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public