This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/02/04 08:36 2pgs
Fees:12.00 Taxes:0.00

20040802-0091911

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Sonya Marable
120 10th Ave. SW
Birmingham AL 35211

SEND TAX BILLS TO:
America's Wholesale Lender
750 Old Hickory Blvd. #180
Brentwood, TN 37027

Map 59-5-184

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Sonya Marable as Administratrix of the Walter E. Hester, Jr. Estate,** hereinafter called the **Grantors**, do hereby convey unto **Sonya Marable**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460 Page 22 said Register's Office.

Said Lot No. 152 fronts 86.83 feet on the southerly side of Farmview Drive and extend back 241.1 feet on the westerly line and 206.8 feet on the easterly line, to a dead line in the rear measuring 123.81 feet thereon.

Being part of the same property conveyed to Walter E. Hester and wife Clister E. Hester on November 26, 1993 by Warranty Deed of record in Book 4769 page 93 said Register's Office; the said Walter E. Hester having since died. Clister E. Hester having predeceased the said Walter E. Hester.

This is improved property known as 4155 Farmview Drive, Nashville, TN 37218

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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of July, 2004.

Sonya Marable, Administratrix

Sonya Marable, Administratrix

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Sonya Marable known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 14 day of July. 2004.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2/20/05

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 -0-.

Christie Perry
Affiant

Sworn and subscribed before me on 7/14/04.

Notary Public

My Commission Expires: 2/20/05