(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Georgette R. Kennedy
Affiant

Subscribed and sworn to before me, this 14th day of September, 2004.

Patricia H. Erskine
Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

PATRICIA H. ERSKINE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 09/30/04 13:39 2pgs
Fees:13.00 Taxes:333.00
20040930-0117978

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter S. Hawes	New Owner	083-13-O
(NAME)	(NAME)	(MAP)
1910 Oakhill Drive		397
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ray W. Hester, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Peter S. Hawes, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 79 and the westerly 17 feet of Lot No. 80, on the Plan of Block "J", Lindsley Home Place, of record in Chancery Book 2, page 92, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said Lot 79 and the westerly part of Lot 80 front 67 feet on the southerly side of Russell Street and run back between parallel lines 160 3/4 feet, more or less, to an alley in the rear measuring 67 feet thereof.

Being part of the same property conveyed to Ray W. Hester by deed from Patricia A. Griffin and Mark R. Wood, both unmarried, dated August 19, 1994, of record in Book 9452, page 577, Register's Office for Davidson County, TN.

This has never been the primary residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1512 Russell Street, Nashville, Tennessee 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 my/our hand(s) this 14th day of September, 2004.

Ray W. Hester by William T. Baugher
Ray W. Hester
His Attorney in Fact

This Warranty Deed is being executed by William Lance Baugher on behalf of Ray W. Hester pursuant to Power of Attorney of record in Instrument #20040928-0116709, Register's Office for Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lance Baugher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged to be the Attorney in Fact for Ray W. Hester, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), Ray W. Hester, the bargainor(s), by the said, Lance Baugher, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 14th day of September, 2004.

Notary Public

My Commission Expires: 7/20/05