39-B

WARRANTY DEED

B-BHM-04-2240B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF September, 2004

Notary Public

My Commission Expires JULY 19, 2008

CHARLES SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Hester, Jr.	Suntrust Mortgage (NAME)	
2240 Castleman Drive (ADDRESS)	201 Fourth Ave N 7th floor (ADDRESS)	131-1-74
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN J. SAVARY AND WIFE, TANYA M. SAVARY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES K. HESTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of B.N. Stammer Subdivision, of record in Plat Book 1424, page 23, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John J. Savary, unmarried, by Deed dated July 31, 2000 and filed for record on August 9, 2000 in Instrument Number 20000809-0078927, Register's Office for Davidson County, Tennessee. John J. Savary having since married Tanya M. Savary. Tanya M. Savary joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2240 Castleman Drive, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of September, 2004.

John J. Savary

Tanya M. Savary

Davidson County DEEDWARR
Recvd: 10/07/04 08:28 2pgs
Fees:13.00 Taxes:1073.00

20041007-0120922

STATE OF Tennessee
COUNTY OF Davidson

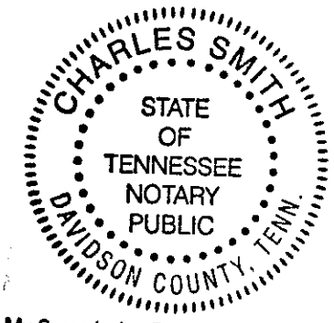
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John J. Savary and Tanya M. Savary, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903