Re rn to : First Title and Escrow Company, Inc.
File 23439 Box 9B

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 040410

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$308,000.00**

Affiant

Subscribed and sworn to before me, this
15th day of October, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/21/04 13:41 2pgs
Fees:13.00 Taxes:1139.60
20041021-0126898

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
James R. Hester 4324 Wallace Lane Nashville, Tennessee 37215	First Horizon Home Loans 2525 West End Avenue, Suite 400 Nashville TN 37203	130 08 0 078.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Catherine P. White, an unremarried widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James R. Hester and wife, Lauren E. Batte,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

Being Lot No. 25 on the Plan of Sneed Estates, of record in Book 2133, pages 10 and 11 Register's Office for said County.

Said Lot No. 25 fronts 132 feet on the exact side of Wallace Lane and runs back between parallel lines 304 feet to a dead line int he rear, measuring 132 feet thereon.

Being the same property conveyed to Archie E. White and wife, Catherine P. White by Warranty Deed dated September 3, 1954 from Woodbine Homes, Inc. of record at Book 2297, Page 275, Register's Office for Davidson County, Tennessee. Archie E. White, having subsequently died on December 27, 1967, certificate of death under file #67-034065 with the Tennessee Department of Public Health, leaving Catherine P. White as the owner in fee simple. The source of this legal description is the last recorded deed.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, and taxes for 2004 and subsequent years, prorated and assumed by the Grantees herein.

This property is improved property known as **4324 Wallace Lane, Nashville, TN 37215**

Init CAW

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Catherine P. White , sign this Warranty Deed on this the 15th day of October, 2004.

Catherine P. White

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine P. White, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 15th day of October, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry, Notary Public

My Commission Expires:
May 23, 2006