THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23438-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $227,000.00. Affiant Subscribed and sworn to before me this 15th day of November, 2004. Notary Public My Commission Expires:

WARRANTY DEED

My Commission Expires SEPT. 22, 2007

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew M. Hedges Shanan Ambriel O'Driscoll-Hedges 900 Waldkirch Avenue Nashville, TN 37204	First Horizon Home Loan Corp. P.O. Box 630148 Irving, Texas 75063	Map No.105.13-0 Parcel No. 361.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Hester and wife, Lauren E. Batte**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew M. Hedges and wife, Shanan Ambriel O'Driscoll-Hedges** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 Waldkirch Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of November, 2004.

James R. Hester

Lauren E. Batte

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James R. Hester and wife, Lauren E. Batte**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/22/04 12:57 2pgs
Fees:13.00 Taxes:839.90

20041122-0139766

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 and a small triangle out of the easterly part of Lot No. 46 on the Map of Waldkirch's Subdivision, as of record in Book 421, page 90, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, March 15, 1956, as follows: Beginning on the northerly margin of Waldkirch Avenue at the corner of Lots Nos. 45 and 46; thence with the line between said two lots, northwardly 38.97 feet to an iron pin; thence leaving the line between said two lots and along the westerly wall of a dwelling now on Lot No. 45, northwardly 33.78 feet to the northwest corner of said dwelling; thence with the north wall of said dwelling, eastwardly 2.45 feet to a point on the line between said Lots Nos. 45 and 46; thence with the line between said two lots; northwardly 76.53 feet to the southerly margin of an alley; thence with same, eastwardly 70 feet to the westerly margin of 9th Avenue, South; thence with same, southwardly 148 feet to the northerly margin of Waldkirch Avenue; thence with same, westwardly 68.4 feet to the beginning.

Together with an easement upon, across and over Lot No. 46 for the sole purpose of maintenance to said dwelling, created in Book 2498, page 139, said Register's Office.

Being the same property conveyed to James R. Hester and wife, Lauren E. Batte by deed dated February 28, 1997 from Janet E. Hamlett of record in Book 10369, page 497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. All matters appearing on the Plan of record as Book 421, page 90, Register's Office for Davidson County, Tennessee.