Davidson County DEEDWARR
Recvd: 05/04/05 14:26 2 pg
Fees:13.00 Taxes:573.13

20050504-0050067

FILE BOX

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $154,900.00.

Subsribed and sworn before me this the 28th day of April, 2005.

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
(Affix Seal) My Commission Expires
July 29, 2006

Carlton R. Hester
Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500266
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Carlton Hester
327 Lynn Drive
Nashville, TN 37211

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 147-1 Parcel 106

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,

William T. Treadway and wife, Kathryn L. Treadway

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Carlton Hester

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 377 on the Plan of Section Three Caldwell Hall of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to William T. Treadway and wife Kathryn L. Treadway, by Deed of record in Instrument No. 20020107-0001956; dated 11/30/01, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 327 Lynn Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of April, 2005.

William T. Treadway

Kathryn L. Treadway

STATE OF Florida
COUNTY OF Highlands

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named William T. Treadway and wife, Kathryn L. Treadway, the bargainors, 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 and official seal, this ~~28th~~ 25th day of April, 2005.

My commission expires:

_____

Notary Public

TERRI WATSON
MY COMMISSION # DD 138393
EXPIRES: September 23, 2006
Bonded Thru Notary Public Underwriters