WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 12:14 2 pgs
Fees:13.00 Taxes:421.80

20060502-0050396

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2006

Notary Public

MY COMMISSION EXPIRES: 1/14/
(AFFIX SEAL)

James M. Wells
State of Tennessee Notary Public
Davidson County

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

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Barrett	NEW OWNER	108-01-O 011
(NAME)	(NAME)	(MAP)
554 Upshaw Drive		
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214		
(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, **Danny Alan Hester and Phillip Auburn Hester**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Maria Barrett and husband Vinroy Barrett**, 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. 51, on the Plan of Larkwood, of record in Book 2900, page 144, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lavern Hester and wife, Vernice Hester, by deed from Rufus Frank Carroll and wife, Lana Jeanette Carroll, dated October 1, 1966, of record in Book 4065, page 964, and further conveyed to Vernice F. Hester, a 99.5% interest; and Danny Alan Hester and Phillip Auburn Hester, with rights of survivorship as between them, a 0.5% interest, by Quitclaim Deed from Vernice Hester, dated April 10, 2002, of record in Instrument no. 20020417-0047754, Register's Office for Davidson County, TN. The said Lavern Hester and Vernice Hester having since died.

This is not the primary residence of the Grantors.

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: 554 Upshaw Drive, Nashville, Tennessee 37214

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 28th day of April, 2006.

Danny Alan Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Danny Alan Hester; *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

*and Phillip Auburn Hester JMW

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of April, 2006.

Notary Public

My Commission Expires: 11/14/09

