Davidson County DEEDWARR
Recvd: 09/11/06 09:04 2 pgs
Fees:13.00 Taxes:296.00

20060911-0111804

Map: 119-01-0
Parcel: 41

Warranty Deed

Address of New Owner(s)

Lee Vervoort
366 Hester Avenue
Nashville, Tennessee 37210

Send Tax Bills To:

SAME

This Instrument Prepared By:

J. Terry Price
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $80,000.

Affiant

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me this 8th day of September, 2006.

Notary Public

My Commission Expires May 23, 2009

For and in Consideration of the sum of EIGHTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, James C. Hester, unmarried, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Lee Vervoort, unmarried, his heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

BEING Lot No. 26 on the Plan of the Subdivision of the Rose Property on the Nolensville Pike, as of record in Deed Book 547, Page 74 Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 53 feet on the northerly side of an unnamed Avenue, and runs back between parallel lines, with the easterly margin on another unnamed Avenue, 170 feet to a dead line. This property description was taken verbatim from the prior conveyance of this property.

This conveyance is subject to restrictive covenants contained in deed of record, Deed Book 663, Page 275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James C. Hester and Gwendolyn Jean May by deed from Gusta Velma Hester of record in Deed Book 5334, Page 532, Register's Office for Davidson County, Tennessee. James C. Hester and Gwendolyn Jean May then conveyed the property to themselves to establish a right of survivorship in a quitclaim deed of record in Deed Book 8632, Page 931, Register's Office for Davidson County, Tennessee. Gwendolyn Jean May has since died and James C. Hester became the sole owner of the property by operation of law.

This is improved property, known as 366 Hester Avenue, Nashville, Tennessee 37210.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 8th day of September, 2006.

JAMES C. HESTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named James C. Hester, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 2006.

NOTARY PUBLIC

My Commission Expires May 23, 2009

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN