This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006090061

Davidson County DEEDWARR
Recvd: 10/03/06 10:01 2 pgs
Fees:12.00 Taxes:0.00
20061003-0122178

This transfer is exempt from recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F)
~~Notary Public~~

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Doug Hester 4001 Fairview Drive Nashville, TN 37218	Doug Hester 226 Williamsburg Circle Brentwood, TN 37027	06903003200

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Katie M. Majors, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Doug Hester, Trustee of the Doug Hester Trust dated September 27, 2006,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "GG" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for said County.

Beginning at a point on the southerly margin of Fairview Drive, which point is the common corner of lots No. 1 and 2 of Block GG; thence southwardly a distance of 150 feet to a point, thence eastwardly a distance of 150 feet to a point in the westerly margin of Milford Road; thence northwardly parallel with the said west margin of Milford Road a distance of 150 feet to a point in the southerly margin of Fairview Drive, thence westwardly parallel with the south margin of Fairview Drive a distance of 150 feet to the point of beginning.

Being the same property conveyed to Elexander Majors, and wife, Katie M. Majors by Warranty Deed from Thomas Vernon Page and Vera Mae Page, formerly husband and wife, of record in Book 4749, Page 252, Register's Office for Davidson County, TN. *

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

This is improved property known as **4001 Fairview Drive, Nashville, TN 37218.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of September, 2006

Katie M. Majors

* Elexander Majors having since *died, leaving Katie M. Majors as surviving tenant by the entirety

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Katie M. Majors, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2006.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007