Davidson County DEEDWARR
Recvd: 04/16/07 10:29 2 pgs
Fees:13.00 Taxes:554.63

20070416-0045116

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007040006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, is $149,900.00

Sworn to and subscribed before me this 13th day of April, 2007.

Stacy Rakett
Affiant

Marie Bradford
Notary Public
My Commission Expires: 11-14-09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kathy Davis 4001 Fairview Drive Nashville, TN 37218	Wells Fargo Bank, NA P.O. Box 5137 Des Moines, IA 50306-5137	069-03 32.00

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, **Doug Hester, Trustee of the Doug Hester Trust Dated 9/27/06** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory Davis and Kathy Davis, husband and wife**, 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. Description is the same as in the previous deed of record.

FILE BOX 45

Being the same property conveyed to Doug Hester, Trustee of the Doug Hester Trust dated September 27, 2006 by Warranty Deed from Katie M. Majors, unmarried, recorded on the 3rd day of October, 2006 in Instrument No. 20061003-0122178, in the Register's Office of Davidson

This conveyance is made subject to:

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

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 13th day of April, 2007

Doug Hester, Trustee of the Doug Hester Trust dated 09/27/2006

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Doug Hester, Trustee of the Doug Hester Trust dated 09/27/2006, 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 13th day of April, 2007.

Notary Public

My Commission Expires:

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