ADDRESS NEW OWNERS and
SEND TAX BILLS:
WILLIAM S. HESTER and wife,
FLORENCE W. HESTER
406 Westchester Drive
Madison, Tennessee 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
42 - 14 - 77

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS ($165,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MARY LOU CHILDRESS, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to WILLIAM S. HESTER and wife, FLORENCE W. HESTER, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 of Section 1, Blair Estates, as of record in Book 2663, Page 24, Register's Office for said County.

Said Lot No. 7 fronts 150 feet on the easterly side of Westchester Drive and runs back between parallel lines, 267 feet to a dead line.

Being the same property conveyed to G. P. Childress and wife, Mary Lou Childress by deed dated March 3, 1965 and recorded March 3, 1965 of record in Book 3866, Page 324, Register's Office for Davidson County, Tennessee. The said G. P. Childress having since died.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 406 Westchester Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 06/20/07 08:55 2 pgs
Fees:13.00 Taxes:610.50
20070620-0073500

Executed on this 18 day of June, 2007.

Mary Lou Childress by
Anita Fay Bradford, Attorney-in-Fact

MARY LOU CHILDRESS by
ANITA FAY BRADFORD, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public, ANITA FAY BRADFORD, to me known to be the person who executed the foregoing instrument in behalf of MARY LOU CHILDRESS, who acknowledged that he executed the same as the free act and deed of said MARY LOU CHILDRESS.

Witness my hand in Hendersonville, Tennessee, this 18 day of June, 2007.

NOTARY PUBLIC

My Commission Expires:
10/4/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $165,000.00.

Steven Wester
AFFIANT

Subscribed to and sworn before me, this the 18 day of June, 2007.

NOTARY PUBLIC

My Commission Expires:
10/4/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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