WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVDISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $134,000.00.

Affiant

Subscribed and sworn to me on July 18, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/25/07 10:52 2 pgs
Fees:13.00 Taxes:495.80

20070725-0088142

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eddie J. and wife, Cheryl D. Hales 714 Bresslyn Road Nashville, TN 37205	SAME	90-12B/16.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patrick Hester, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Eddie J. Hales and wife, Cheryl D. Hales, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hodges Estates, a Planned Unit Development, of record in Book 11700, Page 33, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Patrick Hester, an unmarried man, having since married, by Warranty Deed dated August 12, 2003 from Kenneth W. Conley and Wanda Conley, husband and wife, of record in Instrument No. 20030816-0119054, Register's Office for Davidson County, Tennessee.
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> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Restrictions of record in Book 11701, Page 212, and Book 11701, Page 221, Register's Office for Davidson County, Tennessee; and
> 3. All things and matters as shown and stated on a plat of record in Book 11700, Page 33, Register's Office for Davidson County, Tennessee, which reference is hereby made; and
> 4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 729 William Howard Place, Nashville, TN 37209.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Kasey Hester, wife of Patrick Hester, joins in this conveyance to transfer any marital interest she may have in the property.

WITNESS our hands on July 18, 2007.

Patrick Hester

Kasey Hester

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 18, 2007, before me personally appeared Patrick Hester and wife, Kasey Hester to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 18, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB BEDFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE