Davidson County DEEDWARR
Recvd: 08/01/07 09:13 2 pgs
Fees:13.00 Taxes:80.29

20070801-0091130

Map: 119-01-0
Parcel: 040.00

Warranty Deed

Address of New Owner(s)

Laura Jo Cherry
364 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 $21,700.

Laura Jo Cherry
Affiant

Subscribed and sworn to before me this 31st day of July, 2007.

Notary Public

My Commission Expires May 23, 2009

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

For and in Consideration of the sum of TWENTY ONE THOUSAND, SEVEN HUNDRED 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 Laura Jo Cherry, unmarried, her 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. 25 on the Plan of the subdivision of the Rose property on the Nolensville Pike, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

Said lot No. 25 fronts 53 feet on the northerly side of Hester Avenue and runs back between parallel lines 170 feet to a dead line. This property description was taken verbatim from the previous conveyeance of this property.

Being the same property conveyed to Grantor by warranty deed from Mary D. Swift Swanson, unmarried of record in Deed Book 8742, Page 553, Register's Office for Davidson County, Tennessee.

This is improved property, known as 364 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 31 day of July, 2007

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 31st day of July, 2007.

NOTARY PUBLIC

My Commission Expires May 23, 2009

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