THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Davidson County DEEDWARR
Recvd: 04/03/08 09:39 3 pg
Fees:18.00 Taxes:288.60

20080403-0033598

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
John B. Cole 328 E. Old Hickory Blvd. Madison, TN 37115	Same	043-13-0-098

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA DENISE HITT,a single person, a one-half undivided interest, and ROGER DALE ESTES,a single person, a one-half undivided interest, by and through his attorney in fact, CYNTHIA DENISE HITT,** have this day bargained and sold, and do hereby transfer and convey unto the said **JOHN B. COLE, married,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 of Block "C" on the Plan of Forest Park Subdivision, as of record in Plat Book 843, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the southerly side of Old Hickory Boulevard and runs back between parallel lines 150 feet to a dead line.

Being part of the same property conveyed to CYNTHIA DENISE HITT AND HUSBAND JAMES R. HITT, JR., A ONE HALF UNDIVIDED INTEREST AND ROGER DALE ESTATES, A ONE HALF UNDIVIDED INTEREST by deed of record as Instrument No. 20031023-0156803 Register's Office for Davidson County, Tennessee, the said JAMES R. HITT, JR having conveyed his title and interest to CYNTHIA DENISE HITT by Quitclaim Deed of record as Instrument No. 20071022-0125096, said Register's Office.

Denise Hitt a/k/a Cynthia Denise Hitt executes this instrument as Attorney in Fact for Roger D. Estes a/k/a Roger Dale Estes pursuant to power of attorney of record in Instrument No. 20080114-0004077, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $78,000.00.
Subscribed and sworn to before me
this 31st of March, 2008.
My Commission Expires: 1-3-2011

Affiant

Notary Public

MELINDA C. NOVAK NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

My Commission Expires JAN. 3, 201.

This is improved property located at 346 E. Old Hickory Boulevard, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 31 day of March 2008.

CYNTHIA DENISE HITT

Roger Dale Estes by Cynthia Denise Hitt, his Attorney in Fact. Cynthia Denise Hitt

CYNTHIA DENISE HITT, Attorney in Fact for ROGER DALE ESTES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melinda J. Novak, a Notary Public in and for said County and State, **CYTNHIA DENISE HITT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of March, 2008.

MELINDA J. NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

Melinda J. Novak
NOTARY PUBLIC

My Commission Expires: 1-3-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2008, before me personally appeared **CYNTHIA DENISE HITT**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **ROGER DALE ESTES** and acknowledged that such person executed the same as the free act and deed of **ROGER DALE ESTES.**

MELINDA J. NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

Melinda J. Novak
NOTARY PUBLIC

My Commission Expires: 1-3-2011