WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/08 12:13 3 pg
Fees:18.00 Taxes:277.50

20080903-0090203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Bryant K. Meltzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 2008

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryant Meltzer (NAME)	Wells Fargo Home Mortgage (NAME)	07205011800 AND
909 Burchwood Avenue (ADDRESS)	P. O. Box 14411 (ADDRESS)	07205011900
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-3411 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary A. Hester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryant Meltzer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 46 and 47 on the Map of Burchwood Place Extended of record in Book 843, Page 101 in the Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 120 feet on the northerly side of Burchwood Avenue and run back between parallel lines 138 feet, more or less, to a dead line.

Being the same property conveyed to John R. Hester and wife, Mary A. Hester by Warranty Deed from Susan Elaine Rhodes, unmarried, which deed is dated November 16, 1995 and recorded in Book 9864, Page 712 in the Register's Office for Davidson County, Tennessee. The said John R. Hester having since died on May 14, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO PROPETY TAXES FOR 2008 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easments, building setback lines, etc., if any, as may be set forth on the Map of Burchwood Place Extended of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4073, Page 379; Book 4642, Page 515, Register's Office for Davidson County, Tennessee; Easement in favor of the State of Tennessee for the purpose of constructing, operating, repairing and maintaining a sewer line of record in Book 1224, Page 579 in the Register's Office for Davidson County, Tennessee, AND FURTHER SUBJECT TO Deed of Trust dated November 16, 1995 executed by John R. Hester and wife, Mary A. Hester to Daniel W. Small, Trustee, to secure to Guaranty Trust Company an indebtedness in the original

CONTINUED

unimproved ( )
This is improved (X) property, known as 909 Burchwood Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 2nd day of September 2008

Mary A Hester
Mary A. Hester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Hester

the 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 Madison _____, Tennessee, this 2nd day of September, 2008.

Commission expires March 20, 2010

Notary Public

DEANNE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

principal amount of $67,945.00 payable as set forth therein and recorded in Book 9864, Page 715, Register's Office for Davidson County, Tennessee.