BILL GARRETT, Davidson County
Trans:T20100040628 DEEDWARR
Recvd: 07/02/10 09:18 2 pgs
Fees:13.00 Taxes:407.00
20100702-0051919

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-100400220

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
30TH day of JUNE, 2010

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL K. HESTER **180 COLLIER LANE** **GALLATIN, TN 37066**	**SAME**	**083-02-054.00**

FOR AND IN 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,

CHARLES LEE GUY

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

MICHAEL K. HESTER , UNMARRIED

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:

Being Lot No. 33 on the Map of Sharpe & Horn's Subdivision of Elwood Place, as of record in Book 332, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the south side of Greenwood Avenue, and runs back between parallel lines 170 feet more or less, to an alley.

Being the same property conveyed to Dorothy Lewis Guy by Final Decree of Divorce, Dorothy Lewis Guy v. Charles Guy, Probate Case No. 48323 on October 13, 1966, as of record in Book 9, Page 140 in Probate Court of Davidson County, Tennessee. The said Dorothy Lewis Guy having since died on 1-1/13/08, survived by her son, Charles Lee Guy, and devising said property by Will to Charles Lee Guy, of record of Probate Case No. 08P1917. Further reference is made from Deed of record in Instrument #20090521-0047016, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1408 GREENWOOD AVENUE, NASHVILLE, TN 37206**
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 our hands this 30TH day of JUNE , 2010.

Charles Lee Guy

CHARLES LEE GUY

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 CHARLES LEE GUY the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30TH day of JUNE , 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires Oct 21, 2013

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 _____, 2010.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2010, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2010.

Commission Expires:_____

_____
Notary Public