BILL GARRETT, Davidson County
Trans: T20100080848 DEEDWARR
Recvd: 12/23/10 11:00 2 pgs
Fees: 13.00 Taxes: 591.63
20101223-0102128

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-101100841

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
22nd day of DECEMBER, 2010

Notary Public

MY COMMISSION EXPIRES:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

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
PEDRO F. NAVAS **325 ROSEBANK ~~AVENEU~~** Avenue **NASHVILLE, TN 37206**	SAME AS OWNER	**083-07-0-252.00**

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,

MICHAEL K. HESTER, UNMARRIED

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

PEDRO F. NAVAS AND WIFE, ANGELA T. NAVAS

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 No. 8 on the Plan of Roselawn, of record in Book 2133, page 1, Register's Office for said County, further described as follows:

Beginning at a point in the southerly margin of Rosebank Avenue, said point being the common corner of Lots 7 and 8, thence with the line between said lots, 130 feet to a point; thence in an easterly direction 29 feet to a marker; thence northeasterly 104.1 feet to a point in the westerly margin of Beechmont Place; thence northerly with the margin of said Beechmont Place 80 feet to a marker; thence around a curve with a radius of 25 feet, 39.3 feet to a marker in the margin of Rosebank Avenue; thence with the margin of Rosebank Avenue 95 feet to the beginning.

Being the same property conveyed to Michael K. Hester, unmarried, by Warranty Deed from James R. Manning, unmarried, dated 12/18/09 and recorded 12/23/09 in Instrument Number 20091223-0116837, Register's Office for Davidson County, Tennessee.

Avenue

This is improved (X) property known as **325 ROSEBANK ~~AVENEU~~, 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 22nd day of DECEMBER, 2010.

MICHAEL K. 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 MICHAEL K. HESTER 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 22nd day of DECEMBER, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014