THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Helen R. Hilburn | Investors Federal Savings | 104-06 |
| 3106 Acklen Avenue | Bank | 314 |
| Nashville, TN 37212 | 109 Walton Ferry Road | 24W06155 |
| | Hendersonville, TN 37075 | |

**WARRANTY DEED**

BOOK 7927 PAGE 475

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Paul A. Picelli, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Helen R. Hilburn, unmarried hereinafter called the Grantee, Grantee's 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. "A" Block 3 on the plan of a Subdivision of Lot No. 11 in Block No. 1 Lots Nos. 12 and 13 in Block No. 3 and Lots Nos. 12 and 13 in Block No. 4 in Fairfax Place, of record in Book 547, Page 77, Register's Office for said County.

SAID Lot No. "A" fronts 56.08 feet on the northerly margin of Acklen Avenue and extends back 125.93 feet between parallel lines to a dead line in the rear, measuring 56.08 feet thereon.

BEING the same property conveyed to Paul A. Picelli by deed from Karen Frederick Hills and husband, Daniel Shelemay, of record in Book 6320, Page 624, Register's Office for Davidson County, Tennessee.

1236 08/31 0101 03CHECK 399.70

This is (XXX) improved property, known as 3106 Acklen Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of August, 19 89.

Paul A Picelli
Paul A. Picelli

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 29th day of August, 19 89, before me personally appeared Paul A. Picelli, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7927 PAGE 478

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 119,000.00.

Helen R. Hilburn
Affiant

Subscribed and sworn to before me, this the 29th day of August, 1989.

My Commission Expires: 9-26-92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

**WARRANTY DEED**

from:
Paul A. Picelli, unmarried

to:
Helen R. Hilburn, unmarried

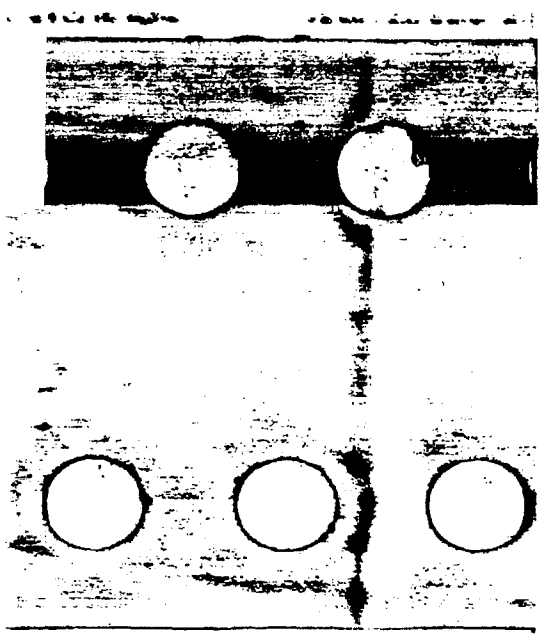
**WILKINS & IVEY**

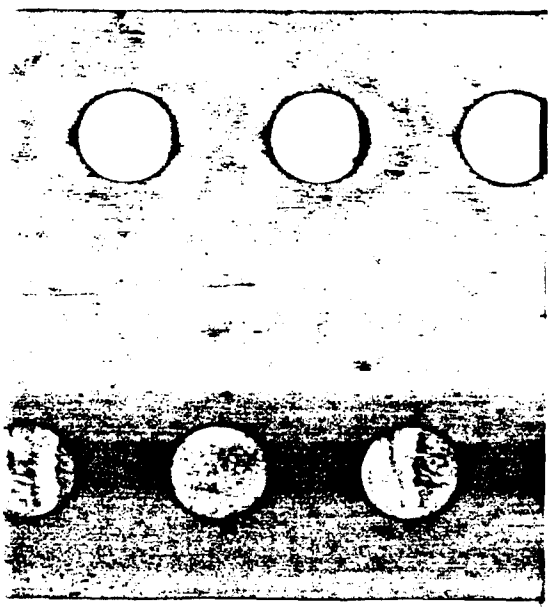
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFI REFERENCE

FILED & RECORDED
DAVIDSON COUNTY, TN
Aug 31 10 56 AM 1989

6243





**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7927 PAGE 477

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 119000.00
CON TX 392.70
PRFEE 1.00
MTGFEE 6.00
TOTAL 399.70
CHECK 399.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/31/89 01 10:58 0001 1236

6243U

IDENTIFICATION REFERENCE

AUG 31 10 56 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244432