~~BOX 32~~

BOOK 10380 PG 498

This Instrument Prepared by:
Eric V. Helmers,
721 First American Center
Nashville, TN 37237-0721

97 MAR 14 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0282952

QUITCLAIM DEED

PICK-UP

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Eric V. Helmers Samuel M. Ballesteros	First Trust Mortgage Company	90-11-36-00
6114 Terry Drive	6525 Quail Hollow	08DA-26870
Nashville, Tennessee 37209	Memphis, Tennessee 38120	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Eric V. Helmers by these presents does hereby quitclaim and convey unto Samuel M. Ballesteros and Eric V. Helmers, as tenants in common, his successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, BEING Lot No. 435 on the Plan of Charlotte Park, Section Six, of record in Book 2900, page 7 and 8, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eric V. Helmers, by deed from Fred D. Pollock and wife, Elizabeth P. Pollock of record in Book 10370, page 786, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 2921, page 7 and 8; restrictions of record in Book 2921, page 412; all of record in the Register's Office for Davidson County, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ -0-

Affiant

Subscribed and sworn before me, this the 14th day of March, 1997

Notary Public

My Commission Expires: 1-27-2001

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as 427 Basswood Drive, Nashville, TN 37209.

~~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 singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14 day of March, 1997.

Eric V. Helmers

Samuel M. Ballesteros

7026 03/14/97 08:09:00 CHECK 8-00

Personally appeared before me Kim Fleming, a Notary Public in and for said County and State, Eric V. Helmers and Samuel L. Ballesteros the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN, this 14th day of March, 1997.

Notary Public

My Commission Expires: 1-27-2001

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED