**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

R. Richard Riesser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF March 98

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MWS **THIS INSTRUMENT WAS PREPARED BY**
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| R. Richard Riesser | same | MAP 103-04 |
| (NAME) | (NAME) | |
| 4206 Wyoming Avenue | | PARCEL 83 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | | |
| (CITY) (STATE) (ZIP) | (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, Estate of John W. Helton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Richard Riesser and wife, Teresa A. Kelley

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 Lots Nos. 105 and 107 of Block 6, on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 105 and 107 front 50 feet each on the northerly side of Wyoming, formerly 6th Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to John W. Helton and wife, Jacqueline Helton, by deed from John W. Helton and mother, Mattie Kate T. Helton, of record in Book 4406, page 561, Register's Office for Davidson County, Tennessee. The said Jacqueline Helton subsequently died, vesting title soley in John W. Helton, a widower. The said John W. Helton subsequently died, and the Co-Executors of his estate join in this conveyance according to the Last Will and Testament of record in the Davidson County Probate Clerk's Office under file number 97P-1683, November 10, 1997.

This conveyance subject to taxes for 1998 and subsequent years, restrictions, and easements of record.

unimproved ( )
This is improved ( X ) property, known as 4206 Wyoming Avenue, Nashville, Tennessee 37209
(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 our hand s this 27th day of March 19 98

Estate of John W. Helton
By: Joy Michelle Austin Co-Executrix
Joy Michelle Austin, Co-Executrix/Estate

Attest: Jacquelyn Ann Appleton COE POA
Jacquelyn Ann Appleton, Co-Executrix/Estate
By: Joy Michelle Austin, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Joy Michelle Austin and Jacquelyn Ann Appleton - by Power of Atty - Joy Michelle Austin with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Executrix/Estate and Co-Executrix/Estate respectively of the Estate of John W. Helton the within named bargainor, and corporation, and that they as such Co-Executrix/Estate and Co-Executrix/Estate being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joy Michelle Austin as such Co-Executrix/Estate, and attesting the same by the said Jacquelyn Ann Appleton as such Co-Executrix/Estate by her Attorney in fact, Joy Michelle Austin

Witness my hand and official seal at office at Brentwood, Tennessee on this the 27th day of March 19 98.

My commission expires March 24, 2001

_____
Notary Public

LESLIE HUFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5944 04/06 0101 03CHECK 545.50



04217124
IDENTIF. A REFERENCE
98 APR -6 AM 8:11
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

921

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

RECEIVED OF _____

FOR _____

BOOK 10872 PG 922

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

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

| | |
|---|---|
| CAMT | 145000.00 |
| CON TX | 536.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 545.50 |
| CHECK | 545.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5944

0421724
IDENTIF. ← REFERENCE
98 APR -6 AM 8:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276187