Realty 48

BOOK 11652 PAGE 625

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Cathey L. Hel
Affiant

Subscribed and sworn to before me this 26th day of August, 1999.

Notary Public
My commission expires: 05/20/03

TERESA L. BEARD NOTARY PUBLIC WILLIAMSON COUNTY, TENN. LARGE

My Commission Expires 5-20-2003

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald H. Helton 1016 Flintlock Court Nashville, TN 37217	NEW OWNER	53-12-225

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Timothy R. Hunt and wife, Dora B. Hunt hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald H. Helton and wife, Cathey L. Helton hereinafter called the Grantees their successors 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. 2 on the Plan of The Villas of Lakemeade, of record in Plat Book 7900, Page 530, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy R. Hunt and wife, Dora B. Hunt by deed from James Raymond McClure and Sandra C. Ainsworth Costello, formerly Sandra G. Ainsworth, of record in Book 11017, Page 222, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 505 Sandy Cove, Old Hickory, Tennessee 37138

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of August, 1999.

Timothy R. Hunt

Dora B. Hunt by [illegible] attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Timothy R. Hunt with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purpose therein contained.

Witness my hand, at office in Brentwood, Tennessee, this 26th day of August, 1999.

Notary Public

My Commission expires: 05/20/03

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires
5-20-2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy R. Hunt, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained and who further acknowledged that he is the Attorney In Fact for Dora B. Hunt and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, TN, this 26th day of August, 1999.

Notary Public

My Commission expires: 5/20/2003

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires
5-20-2003

063318169

RECEIVED & RECORDED - REFERENCE

99 SEP -7 PM 2:30

WILLIAMSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

565 09/07 0101 03CHECK 455.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0633169

INSTRUMENT # REFERENCE

99 SEP -7 PM 2:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	455.00
CHECK	455.00

09/07/99 01 14:30 0001 5565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513580