This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 5211

ADDRESS NEW OWNER:
Bryan S. Helton
310 Bonnaridge
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

BOOK 11676 PAGE 843

MAP 75-13
GROUP
PARCEL 141.00

MORTGAGEE:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall Lynn Hall, Janet Ruth Jones, Anna Susan Hall and Constant Lou Zeman** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Bryan S. Helton and wife, Angela D. Helton**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 39, of the Hermitage Hills, Section I, of record in Plat Book 2900, page 48 and 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Said lot fronts 80 feet on the southwesterly side of Bonnaridge Drive and runs back 149 feet on the northwesterly line and 149.9 feet on the southeasterly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Jack G. Hall and wife, Virginia A. Hall by deed from A. H. Johnson and wife, Malvin Johnson dated August 24, 1960, of record in Record Book 3127, page 281, Register's Office, Davidson County, Tennessee. Virginia D. Hall predeceased Jack G. Hall leaving him as surviving tenant by the entirety. Jack G. Hall is deceased and by Will of record in the Office of the Probate Court Clerk of DavidsonCounty in Will Book 230, page 344, Thelma Arlene Hall, Randall Lynn Hall, Janet Ruth Jones, Anna Susan Hall and Constant Lou Zeman are the beneficiaries of said will. Reference is further made to Quitclaim Deed from Thelma Arlene Hall to Janet Ruth Jones, Randall Lynn Hall, Anna Susan Hall, and Constant Lou Zeman, of record in Book 11676, page 844, Register's Office, Davidson County, Tennessee.

This is improved property known as 310 Bonnaridge, Hermitage, Tennessee 37076. Possession is to be given on September 17, 1999.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 17th day of September, 1999.

BOOK 1167 6 PAGE 549

Randall Lynn Hall

Janet Ruth Jones

Anna Susan Hall

Constant Lou Zeman by Randall Lynn Hall, Attorney-in-Fact, POA of record in TDB 456, page 846, Register's Office, Wilson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Randall Lynn Hall,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 1999.

John ~~M. Lee~~
NOTARY PUBLIC

My Commission Expires: ~~2/9/2003~~ 4/18/02

STATE OF CALIFORNIA)
COUNTY OF Santa clara)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Janet Ruth Jones,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: Oct 30 2000

CHETNA J. PATEL
Commission #1114993
Notary Public - California
Santa Clara County
My Comm. Expires Oct. 30 2000

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Randall Lynn Hall**, known to me to be the person whose name is subscribed as attorney-in-fact for **Constant Lou Zeman**, and who, acting individually, and as such attorney-in-fact, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 1999.

John M. Lee
NOTARY PUBLIC

My Commission Expires: ~~2/9/2003~~ 6/18/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 1167 6 PAGE 850

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Anna Susan Hall**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 1999.

~~John M. Lee~~
NOTARY PUBLIC

My Commission Expires: ~~2/9/2003~~ 6/18/03

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $72,800.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of September, 1999.

~~John M. Lee~~
NOTARY PUBLIC

My Commission Expires: ~~2/9/2003~~ 4/18/02

CONT'D NEXT PAGE

AFFIDAVIT

BOOK 11676 PAGE 851

STATE OF TENNESSEE

COUNTY OF WILSON

This day appeared before me, a Notary Public in for the jurisdiction aforesaid, Randall Lynn Hall who made oath as follows:

1. That by appointments dated September 16, 1999, which are recorded in the Register's Office, for Davidson County, Tennessee, prior to the recordation of this instrument, he was appointed as attorney in fact for Constant Lou Zeman ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that she has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 17 day of September, 1999.

Randall Lynn Hall

Affiant

I, [illegible], a Notary Public in and for this jurisdiction aforesaid, in the State of Tennessee, do certify that Randall Lynn Hall whose name is signed to the foregoing writing bearing date of 17 th, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 17 of September, 1999.

[illegible]

NOTARY PUBLIC

My Commission expires: 6/15/02

NOTARY PUBLIC AT LARGE WILSON CO. TN.

0639879
RECORDING REFERENCE
99 SEP 27 PM 1:50
RANDALL GARDNER REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
754 09/27 0101 03CHECK 288.36

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 11676 Pg 851-A

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

0639879

IDENTIFICATION / REFERENCE

99 SEP 27 PM 1:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	72800.00
CON TX	269.36
PRFEE	1.00
UCCFEE	16.00
CFEE	2.00
TOTAL	288.36
CHECK	288.36

09/27/99 01 13:53 0001 2754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520674