PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41557
Dav. Co. File: Box 8

Instr:20000418003872 9 Page: 1 OF 2
REC'D FOR REC 04/18/2000 11:10:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $377.40

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles Riddle, III 4845 Sulpher Creek Road Nashville, TN 37218	First Republic Mortgage Corporation 3212 West End Avenue, Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 47-135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 102000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wynema D. Helms, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Riddle, III,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING a particular parcel of land located in the 13th Civil District of Davidson County, Tennessee, and more particularly described by metes and bounds as follows:

BEGINNING at an iron pin (set), said pin being the Northwest corner of the herein described parcel and in the line of Lloyd F. Potts as recorded in Book 5071, page 895, Register's Office, Davidson County, Tennessee; thence severing the lands of Buford B. Vester, Jr., as of record in Book 3924, page 585, Register's Office for Davidson County, Tennessee, N 73• 23' 14" E, 371.97 feet to a 20 inch walnut tree; thence S 20• 16' 49" E 1259.47 feet to an iron pin (set) in the South line of Vester; thence along Vester's south line s 73• 29'32" W 143.00 feet to a 10 inch locust snag, a corner to Robert McCloud as recorded in Book 2106, page 340, Register's Office for Davidson County, Tennessee; thence along the line of McCloud N 35• 29' 08" W 64.14 feet to a 16 inch sassafras tree; thence N 20•57'15" W 46.58 feet to a 26 inch oak tree; thence N 31•11'22" W, 51.96 feet to a 30 inch oak tree; thence N 31•03'46" West 106.98 feet to a 20 inch hickory stump; thence N 61•25'23" W 172.07 feet to a 6 inch dead hickory tree; thence N 46•27'06" W 280.23 feet to a 8 inch hickory tree; thence N 25•08'38" West 101.18 feet to a concrete monument by a 14 inch hickory tree, a corner to McCloud and Lloyd F. Potts as recorded in Book 5071, page 895, Register's Office for Davidson County, Tennessee; thence along the line of Potts N 06•00'00" W 449.62 feet to the point of beginning, and containing 10.00 acres.

TOGETHER with and subject to a 20 foot easement for ingress and egress of record in Book 6386, page 710, said Register's Office.

BEING the same property conveyed to John Helms and wife, Wynema D. Helms by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8664, page 221, Register's Office for said county. The said John Helms has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; Easement for ingress and egress of record in Book 6386, page 710, said Register's Office.

This is improved property, known as: 4845 Sulpher Creek Road, Nashville, TN 37218

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 11th day of April, 2000.

Wynema D. Helms

Wynema D. Helms

State of Tennessee
County of Davidson

On this 11th day of April, 2000, before me the undersigned authority, personally appeared **Wynema D. Helms**, 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 the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 102000.00

Affiant

Sworn and subscribed before me on the 11th day of April, 2000.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public