Realty 48A

Instr:200006020055063 Page: 1 OF 2
REC'D FOR REC 06/02/2000 11:16:15AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $510.42

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 $137,950.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2000.

Notary Public
My commission expires: 03/21/01

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Paul A. Helton	Countrywide Home Loans, Inc.	151-01-A 018
3505 Burwick Place	718 Thompson Lane, Suite 104	
Antioch TN 37013	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric E. Shellnut and wife, Teresa K. Shellnut, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul A. Helton and wife, Olivia B. 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. 18, on the Plan of Chatham Point, of record in Book 6900, Pages 444-447, Register's Office for said County, to which plan reference is made for a more complete description thereof.
>
> Being the same property conveyed to Eric E. Shellnut and wife, Teresa K. Shellnut by deed from Kenneth S. Victory, d/b/a Kenneth Victory Construction Co., dated April 29, 1993, recorded in Book 8934, Page 127, said Register's Office.
>
> 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 improved property known as 3505 Burwick Place, Antioch, TN 37013

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, our heirs, successors, 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 30th day of May, 2000.

Eric E. Shellnut

Teresa K. Shellnut

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric E. Shellnut and Teresa K. Shellnut, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of May, 2000.

Notary Public

My Commission expires 03/21/01

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.