22

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/01 13:30 2pgs
Fees:11.00 Taxes:401.45

20010503-0045616

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April 2001

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENEJEAN PIERRE (NAME)	UNION PLANTERS BANK, NATIONAL (NAME) **ASSOCATION**	90-11-36
427 BASSWOOD AVENUE (ADDRESS)	7130 GOODLETT FARMS PARKWAY (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	CORDOVA, TN 38018 (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, SAMUEL M. BALLESTEROS AND ERIC V. HELMERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENEJEAN PIERRE *AND GERMANIE PROPHETE, **AN UNMARRIED PERSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**

*** AN UNMARRIED PERSON**

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 Lot No. 4358, on the Plan of CHARLOTTE PARK, SECTION SIX, of record in Book 2900, pages 7 and 8, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to ERIC V. HELMERS, UNMARRIED, by deed from Fred D. Pollock and wife, Elizabeth P. Pollock, of record in Book 10370, page 786, Register's Office for DAVIDSON County, Tennessee. ERIC V. HELMERS then conveyed said property to SAMUEL M. BALLESTEROS AND ERIC V. HELMERS, by Quitclaim Deed of record in Book 10380, page 498, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of SAMUEL M. BALLESTEROS, by ERIC V. HELMERS, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 427 BASSWOOD AVENUE, NASHVILLE, TN 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 30th day of April, 2001

SAMUEL M. BALLESTEROS
By: Samuel M. Ballesteros by Eric Helmers Attorney in Fact
ERIC V. HELMERS, ATTORNEY-IN-FACT

ERIC V. HELMERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC V. HELMERS

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of April, 2001.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC V. HELMERS, 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 on behalf of SAMUEL M. BALLESTEROS, as his Attorney-in-Fact, as the free act and deed of the within named SAMUEL M. BALLESTEROS.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of APRIL, 2001.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001