THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

WARRANTY DEED

THIS INDENTURE, made this 16th day of August, 2001 between **MARY E. HELMER, A SINGLE PERSON** of **DAVIDSON** County, Tennessee, First Parties, and **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of Westchester County, NEW YORK, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 ON THE PLAN OF DEVON VALLEY, PHASE ONE, OF RECORD IN BOOK 7900, PAGE 458, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARY E. HELMER, UNMARRIED, BY DEED FROM MARLYNN E. PLATT, UNMARRIED, OF RECORD IN BOOK 11667, PAGE 598, REGISTER'S OFFICE FOR SAID COUNTY.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Mary E Helmer
MARY E. HELMER

STATE OF ALABAMA
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MARY E. HELMER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of August, 2001.

Mark Sabel
Notary Public
Printed name: MARK SABEL

My commission expires: 11/3/2004
(NOTARY SEAL)

PROPERTY OWNER:

Davidson County DEEDWARR
Recvd: 09/27/01 11:03 2pgs
Fees:13.00 Taxes:637.33
20010927-0104583

Prudential Residential Services, L. P.
200 Summit Lake Drive

Valhalla, New York 10595

RESPONSIBLE TAXPAYER:
New Owner

CLT# 142 - 16 - 0 - D

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $172,250.00.

(AFFIANT)

Subscribed and sworn to before me, this 16 day of Jan., 2001

Notary Public

My commission expires _____ Printed Name

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

(AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public

My commission expires _____ Printed Name