Davidson County DEEDWARR
Recvd: 01/30/02 10:10 2pgs
Fees:13.00 Taxes:276.48

20020130-0012961

Prepared by:
Realty Title & Escrow Company, Inc.
1000 North Chase Drive, Suite 115
Goodlettsville, TN 37072

08-0112-90058

RITA B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $74,725.00.

Affiant

Subscribed and sworn to before me, this 18th day of January, 2002.

Notary Public
My commission expires: 5.20.2003

Address of New Owner	Send Tax Bills to:	Tax Information
Gregory A. Lee 227 Robinwood Avenue Madison, TN 37115	America's Wholesale Lender 7105 Corporate Dr.Bldg A,PTX910 Plano, Texas 75024	52-1-184

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, **James Jeffrey Helmintoller and wife, Marissa Dawn Helmintoller**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gregory A. Lee**, 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. 28 of Block "G", on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 28 fronts 50 feet on the northerly line of Robinwood Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James Jeffrey Helmintoller and Marissa Dawn Helmintoller, by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of record in Book 9439, Page 791, Register's Office for Davidson County, Tennessee.

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 227 Robinwood Ave, Madison, TN 37115

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 18th day of January, 2002.

James Jeffrey Helmintoller

Marissa Dawn Helmintoller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Jeffrey Helmintoller** and **Marissa Dawn Helmintoller**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, TN, this 18th day of January, 2002.

Notary Public

My Commission expires: 12/10/03

