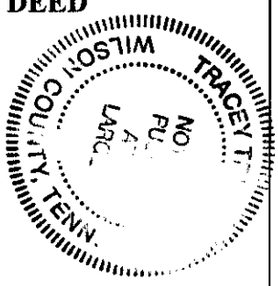
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Roselika A. Helton 6-30-3
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/08/03 09:14 2pgs
Fees:13.00 Taxes:255.30



20030708-0093423

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roselika A Helton	CTX Mortgage Company	Map 98-05
(NAME) 5139 Hunters Point Lane	(NAME) 801 - 94th Avenue North	Parcel 165.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) St. Petersburg Florida 33702	
(CITY) (STATE) (ZIP)	(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,
Eunice C. White, unmarried and Jeanie Braden and husband Ronnie Braden and Barbara Hoskins and husband Stephen Hoskins and Cathy White-Hays and Dwight Hays, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roselika A Helton ,an unmarried woman**, 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:

BEING Lot No. 46-B Hunters Point Subdivision, as shown by plat of record in Plat Book 5200, page 736, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eunice C. White, unmarried and Jeanie Braden and husband Ronnie Braden and Barbara Hoskins and husband Steven Hoskins and Cathy White-Hays and husband Dwight Hays by deed from Jackson O Hardeman and Shelley C Hardeman of record in Deed Book 9510, page 453, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5139 Hunters Point Lane, Hermitage, TN 37076
(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 my/our hand(s) this 30th day of June, 2003.

Cathy White Hays Dwight Hays

Eunice C. White

Barbara Hoskins Steph Hoskins

Jeanie Braden Ronnie Braden

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eunice C. White, unmarried and Jeanie Braden, and husband Jeanie Braden and Barbara Hoskins and husband Steven Hoskins and Cathy White-Hays and husband Dwight Hays, the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/30/2003

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2306791
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122