03

Realty Title 48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/01/04 08:19 2pgs
Fees:13.00 Taxes:823.25
20040601-0063410

W & I Ref:(_____) Title No: 45585
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Keith L. Helmke Jill S. Helmke 325 Harpeth Ridge Drive Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 143-06-A-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$222,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan McDonald , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith L. Helmke and spouse, Jill S. Helmke** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennesse, being Lot No. 16 on the Plan of Harpeth Trace Estates Phase 1 of record in Book 5200, Page 125 Register's Office for said County.

Said Lot No. 16 fronts 52.5 feet on the broken easterly margin of Harpeth Ridge Drive and extends back 130.0 feet on the northerly line(s) and 130.1 feet on the southerly line to a broken line in the rear, measuring 73.1 feet thereon.

Being the same property conveyed to Susan McDonald, unmarried by deed from Gerald N. Valentino and wife, Mary F. Valentino of record in Book 9683, Page 937 Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 125, said Register's Office, which Plan shows a 20 foot minimum building setback line from Harpeth Ridge Drive together with a designated building site, and easement for underground electrical purposes along the front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Subject to the right of way of the L&N Railroad Company.

This is improved property, known as: 325 Harpeth Ridge Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Susan McDonald

State of Tennessee
County of Davidson

On this 24th day of May 2004, before me the undersigned authority, personally appeared Susan McDonald, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of
County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $222,500.00

Affiant

Sworn and subscribed before me this the 24th day of May 2004

NANCY K. MARSH NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Notary Public

My Commission Expires: 3/14/05