File #200491174

Davidson County DEEDWARR
Recvd: 10/13/04 09:07 2pgs
Fees:13.00 Taxes:925.00
20041013-0123181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Carol Teisle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Gendron and wife, Jennifer Gendron	New Owner	Map/Parcel: 132-11-7
(NAME)	(NAME)	
1138 Balbade Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **PATRICIA B. HELMS, only child and sole heir-at-law of Anna Grace Badacour,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **ERNEST GENDRON AND WIFE, JENNIFER GENDRON,** 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 all of Lot No. 55, on the Plan of Elysian Fields, Section 1, as shown by plat appearing of record in Plat Book 1424, Page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to E. H. Badacour and wife, Anna Grace Badacour by Warranty Deed dated May 12, 1951 of record in Book 1973, Page 575, Register's Office for Davidson County, Tennessee. The said E. H. Badacour having died on 8/8/03, leaving Anna Grace Badacour as sole the surviving tenant by the entirety. The said Anna Grace Badacour having died on August 8, 2003, leaving Patricia B. Helms as her sole heir at law.

This conveyance is subject to the following:
All matters shown on plat of record in Plat Book 1424, Page 81; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 780 Elysian Fields Dr., Nashville, TN
(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 Grantor covenants with the said GRANTEES that he/she is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds himself/herself, his/her heirs and assigns, 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 hands this 5th day of October, 2004.

Patricia B. Helms

Patricia B. Helms

STATE OF Tennessee

COUNTY OF Rutherford

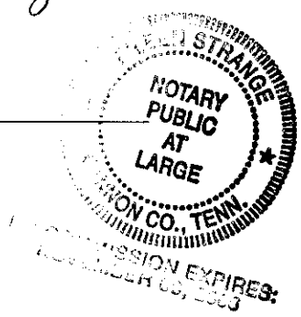
Before me, the undersigned Notary Public, personally appeared Patricia B. Helms who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of October, 2004.

Eileen Strange

Notary Public

My Commission Expires: _____



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129