THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/21/05 13:45 2 pgs
Fees:13.00 Taxes:460.65
20050921-0113587

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
CHRISTOPHER R. HELMAN ANGELA C. HELMAN 904 ALLEN ROAD NASHVILLE, TENNESSEE 37214	SAME	096-14-0-135.00

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, Stephenie D. Egan, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Christopher R. Helmand and Angela C. Helman, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 26 on the Map of Happy Acres Subdivision, of record in Book 2331, page 63, Register's Office, Davidson County, Tennessee, to which said map reference is hereby made for a more complete legal description.

Being the same property conveyed to Stephenie D. Egan, unmarried, by deed, dated 09/25/95, from Roy Wayne Dotson, unmarried of record in Book 9815, page 82, said Register's Office.

This is improved property known as: 904 Allen Road, Nashville, Tennessee 37214.

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 GRANTEE 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. Whenever 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 15th day of SEPTEMBER, 2005.

STEPHENIE D. EGAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie D. EGAN with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 15TH day of SEPTEMBER, 2005.

NOTARY PUBLIC

My Commission Expires:

MARY K. REED
Notary Public, Sumner Co., TN
My Comm. Expires Feb. 13, 2007

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $124,500.00.

Affiant

Subscribed and sworn to before me this 15TH day of SEPTEMBER, 2005.

NOTARY PUBLIC

My Commission Expires:

MARY K. REED
Notary Public, Sumner Co., TN
My Comm. Expires Feb. 13, 2007

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE