PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/02/05 14:36 3 pgs
Fees:18.00 Taxes:340.03
20051202-0145302

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of November, 2005, by and between TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, hereinafter called Grantors, and HAROLD T. HELLEGAARD, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto HAROLD T. HELLEGAARD, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 131/133 WELWORTH STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

TINNON W. MEDLEY
Signature of Seller

BETTYE S. MEDLEY
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison **, TENNESSEE, this** 29 **day of November, 2005.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

HAROLD T. HELLEGAARD, UNMARRIED
2311 CLOVERDALE RD.
NASHVILLE, TN 37214

Property Address:

131/133 WELWORTH STREET, MADISON, TN 37115
Person Responsible for Taxes:

Pinnacle Direct Funding Corp
1500 Lee Rd
Orlando, FL 32810

Map & Parcel #: MAP 34-13, PARCEL 87

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **91900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29 day of **November, 2005.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7730

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 8, Block A on the Plan of Eastlawn, of record in Book 547, Page 153, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line.

Being the same property conveyed to TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, by Warranty Deed from JOHN J. YOON AND SUSIE M. YOON, of record in Instrument Number 20030916-0136338, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 34-13, PARCEL 87).

2. All matters as set forth on the Map of Eastlawn Subdivision, of record in Plat Book 547, Pages 153 and 154, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictions of record in Book 1001, Page 3, Register's Office for DAVIDSON County, Tennessee. NOTE: The third restriction is void and of no force and effet as it is volative of the U.S. Constitution.