Davidson County DEEDWARR
Recvd: 12/27/05 15:08 2 pgs
Fees:13.00 Taxes:758.50

20051227-0154381

WARRANTY DEED

G-VRES-05-421

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me this 7TH DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holland James Helton	Mortgage Lenders of America,	
421 North 15th Street (ADDRESS)	8400 West 110th Street, Suite 130 (NAME)	83-5-434
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Overland Park, Kansas 66210 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHERYL B. PROUTY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HOLLAND JAMES HELTON, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 11, MAP OF SURVEY OF THE J.J. TAMBLE TRACT, as shown on plat of record in Plat Book 421, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cheryl B. Prouty, married by Warranty Deed from Garnett Hugh Reid, Sr., recorded on the 19th day of August, 2005 in Instrument No. 20050819-0099076, in the Register's Office of Davidson County, Tennessee.
Being part of the same property conveyed to Robert Hugh Ried and wife, Willie Grace Ried, by Warranty deed from Mattle Childress Woods and Sarah E. Childress, dated May 11, 1956, of record in Book 4145, page 915, and further conveyed to Willie Grace Ried, by Quitclaim Deed from Robert Hugh Reid, dated July 1, 1981, of record in Book, 5764, page, 975, Register's Office for Davidson County, Tennessee. The said Willie Grace Ried died on October 14, 2001 leaving the property to Garnett Hugh Reid, Sr. as sole surviving heir. Affidavit recorded in Instrument Number 20050819.0099075.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 29, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 421 North 15th Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of December, 2005.

Cheryl B. Prouty

STATE OF Tennessee
COUNTY OF Davidson

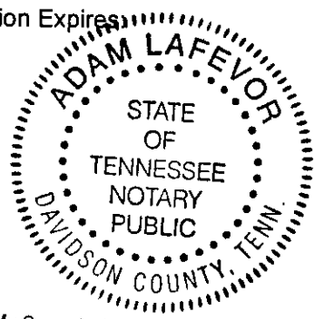
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl B. Prouty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 7th day of December, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903