BOX 13
10906

WARRANTY DEED

LaTeece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,900.00.

Mindy Fletcher
Affiant (Print Name)

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 5th DAY OF JANUARY, 2006

LaTeece McAdoo
Notary Public

MY COMMISSION EXPIRES: 5-28-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D~~avid~~ Helton, II 604 Dusk Court Nashville, TN 37221	Countrywide Home Loans ~~Same~~ 3011 Armory Dr. Suite 120 Nashville, TN 37204	141-07-0-B/0920000

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHELLE A. GEORGE a/k/a MICHELLE A. DOBSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES D~~AVID~~ HELTON, II,** UNMARRIED HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A.

(the "Property").

This is **X** improved ☐ unimproved property, known as **604 Dusk Court, Nashville, TN 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(S), GRANTEE'(S) heirs and assigns forever; and GRANTOR(S) does covenant with the said GRANTEE(S) that GRANTOR(S) are lawfully seised 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 GRANTOR(S) do further covenant and bind GRANTOR(S), GRANTOR(S) heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), GRANTEE'(S) heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 01/13/06 14:09 3 pg
Fees:18.00 Taxes:684.13

20060113-0005575

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Initials: MO

WITNESS my/our hand(s) this 5th day of January, 2006.

Michelle A. George a/k/a Michelle A. Dobson

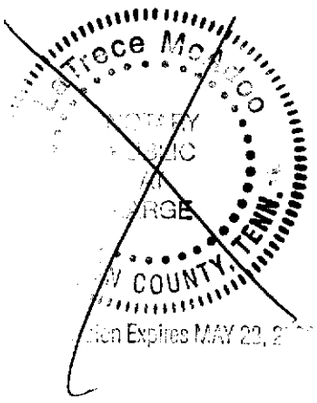
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

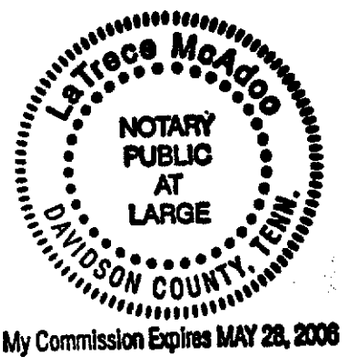
PERSONALLY APPEARED BEFORE ME; LaTrece McAdoo, the undersigned, a Notary Public in and for said County and State, the within named, **MICHELLE A. GEORGE a/k/a MICHELLE A. DOBSON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 5th day of January, 2006.

Notary Public

My Commission Expires: 5/28/06





My Commission Expires MAY 28, 2006

Initials: MD

EXHIBIT A

LEGAL DESCRIPTION

Property known as: 604 Dusk Court, Nashville, Tennessee 37221
Map/Parcel Number: 141-07-0-B/0920000

LAND in Davidson County, Tennessee, being Lot No. 76 on the First Revision of Somerset Farms, Section Four, Phase I, a Planned Unit Development, as of record in Book 9700, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Daniel Eric George, and wife Michelle George, by Warranty Deed from Austin E. Garza, and Sarah McBean Garza, of record as Instrument No. 20030527-0071222, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michelle A. George, by Quitclaim Deed from Daniel Eric George, of record as Instrument No. 20040930-0118079, Register's Office for Davidson County, Tennessee.