THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25058-01-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $182,500.00. Affiant Subscribed and sworn to before me this 31st day of January, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Robert J. Wellerding 1007 Woodmont Avenue Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.118.09-0 Parcel No. 071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helen Lorene Tyler Gibbons, a widow a/k/a Helen Gibbons and B. Suzanne Burns, Unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert J. Wellerding, Unmarried, a/k/a Robert Joseph Wellerding** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1005 Woodmont Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2006.

Helen Lorene Tyler Gibbons by B. Suzanne Burns as Attorney-In-Fact

B. Suzanne Burns

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **B. Suzanne Burns**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Helen Lorene Tyler Gibbons** as her Attorney-In-Fact, as the free act and deed of the within named **Helen Lorene Tyler Gibbons**.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2006.

NOTARY PUBLIC

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid **B. Suzanne Burns**, 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 office, this 31st day of January, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/03/06 15:49 2 pgs
Fees:13.00 Taxes:675.25

20060203-0014032

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25 and 26 in Noelton, Not of Record Described according to a survey made by W. B. Southgate, Surveyor, December 1936 and March 1938 as follows:

Beginning on the Southerly Margin of Woodmont Avenue at a point 249 feet west of the westerly margin of 10th Avenue South, said point being the Corner of Lots Nos. 39 & 40; thence with the line between said two lots southwardly 182 feet to the common corner of Lots Nos. 39, 40, 43 & 44; thence with the line between said Lots Nos. 39 & 44 westwardly 100 feet to the common corner of Lots Nos. 38, 39, 44 & 45; thence with the line between lots nos. 38 & 39 northwardly 184 feet to the southerly margin of Woodmont Avenue; thence with the said Avenue eastwardly 100 feet to the beginning.

Being the same property conveyed to Helen Gibbons and B. Suzanne Burns as tenants in common with rights of survivorship by Quitclaim Deed dated, October 30, 2001 from K. Thomas Sidwell, Trustee of record in Instrument No. 20011114-0124998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.