Davidson County DEEDWARR
Recvd: 04/24/06 14:25 2 pgs
Fees:13.00 Taxes:425.13
20060424-0046726

return to:
American Title Company, Inc.
925 Industrial Dr.
Old Hickory TN 37138 file# 06-358

37201

WARRANTY DEED

JANICINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **114,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **18TH DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DEMETRA TILLMAN **4053 Buena Vista** **Nashville, TN 37218**	NEW OWNER	**59-10-78**

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 **We, JERRY DRAKE and STEVE HELGESON, a/k/a STEVE HELGESEN***
*BOTH UNMARRIED

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEMETRA TILLMAN AND HUSBAND, RANDY TILLMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot 31, HAYNES ESTATES, SECTION ONE, as shown on plat of record in Plat Book 3700, Page 127, 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 Jerry Drake and Steve Helgeson by deed from Carlos O. Cherry and Wilbert Cherry and Ernestine Williams and Beverly Robinson and Katherine Buford and Nancy Stewart and Jacqueline Kinzer, of record in Instrument Number 20051212-0148739, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantors nor any spouse of theirs.

This is improved property known as 4053 Buena Vista, Nashville, Tennessee 37218

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 GRANTEES 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. 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 OUR HANDS THIS 18th DAY OF APRIL, 2006.

JERRY DRAKE

STEVE HELGESON a/k/a STEVE HELGESEN

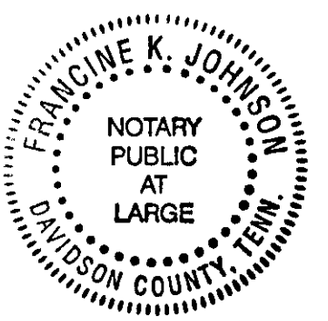
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY DRAKE and STEVE HELGESON a/k/a STEVE HELGESEN, the 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 and official seal at Nashville, Tennessee, this the 18TH day of April, 2006.

Francine K. Johnson
NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires MAY 30, 2007