Prepared by (and return to):

GBEC of Tennessee, Inc.
404 BNA Drive Ste 300
Nashville TN 37217
Ph: 615-250-3400 Fax: 615-250-3444
e-mail: terasina@bellsouth.net

Davidson County DEEDWARR
Recvd: 04/27/06 15:55 2 pgs
Fees:13.00 Taxes:509.32
20060427-0048604

| **New owner:** | **Responsible for tax payment:** |
|---|---|
| John M Wade<br>2212 Nashboro Blvd<br>Nashville TN 37217 | Same |

**Tax Map-Parcel Numbers** 135-12-0-B-103.00 CO

## Warranty Deed

**FOR AND IN CONSIDERATION** of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mary Michelle Helm** hereinafter named the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **John M Wade** , hereinafter, called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot(s) 103, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village at Fairway Pointe, of record as Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARY MICHELLE HELM, UNMARRIED, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record as Instrument No. 20030515-0066778, dated May 12, 2003, said Register's Office.

This improved ( X )unimproved( )property known as .

2212 Nashboro Blvd Nashville TN 37217

**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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 3 day of April, 06.

Mary Michelle Helm

_____

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF ~~TENNESSEE~~ Minnesota }
County of ~~DAVIDSON~~ Anoka }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michelle Helm the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3 day of April, 06.

CHRISTINE L. DITZIG
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2010

Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____ the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

_____
Notary Public

STATE OF TENNESSEE)
County of_____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named_____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____and who acknowledged that she executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, 2004.

_____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of _____ the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____
Notary Public

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $137653.00

Affiant

Sworn and subscribed before me this the 3 day of April, 06.

Notary Public

TERASINA D. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008