WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/06 10:05 2 pgs
Fees:13.00 Taxes:358.90
20060725-0089297

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$97,000.00.**

Linda D. Banks
Affiant

Subscribed and sworn to before me this 21st day of July, 2006.

Notary Public
My Commission expires: 8/20/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Linda D. Banks	SAME	075-11-0-205.00
671 Mercer Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sharissa L. Helton, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Linda D. Banks, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 82B of the Zone Lot Division of Lots Nos. 1, 2, 3, and 74 through 82 of the Meadows of Tulip Grove, Section 1, of record in Book 6250, page 363, amending Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharissa L. Helton, unmarried, by deed from J.L. Kemp, married, on July 30, 1997, of record in Book 10555, page 48, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 075-11-0-205.00.
- Subject to all matters as shown on the Plan of record in Book 6250, page 363, Register's Office Davidson County, Tennessee.

This is improved property known as: **671 Mercer Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 21, 2006.

Sharissa L. Helton
Sharissa L. Helton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sharissa L. Helton,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 21, 2006

My commission expires 8/2/08

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY