Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/27/06 12:38 2 pgs
Fees:13.00 Taxes:1061.16
20060727-0090917

39-B
File #06-1300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Samuel Todd Lamitina and wife, Elizabeth B. Lamitina, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Holland J. Helton, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, described as follows:
Being Lot No. 121 on the Map of Edgefield Land Company's First Subdivision as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 121 fronts 50.0 feet on the northerly side of Lillian Avenue and runs back between parallel lines 124.0 feet, more or less, to an alley.

Being the same property conveyed to Samuel Todd Lamitina and wife, Elizabeth B. Lamitina by deed from Risley P. Lawrence, Jr., married, dated May 10, 2002, of record in Instrument No. 20020514-0059157, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1813 Lillian Street, Nashville TN, 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of July, 2006

Samuel Todd Lamitina
By Michael Amrozowicz, atty-in-fact

Elizabeth B. Lamitina
By Michael Amrozowicz, atty-in-fact

State of Tennessee)
County of Davidson)

On this 20th day of July, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Amrozowicz, 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 Samuel Todd Lamitina and Elizabeth B. Lamitina acknowledged that such person executed the same as the free act and deed of Samuel Todd Lamitina and Elizabeth B. Lamitina.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $~~279,900.00.~~ 286,800.00

Affiant

Sworn and subscribed before me on ~~this the 20th day of~~ July, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Holland J. Helton
1813 Lillian Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
83-14-215

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212