WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Helton * *Kathy A Helton	Mortgage Lenders of America	183-05-A-248.00CO
(NAME)	(NAME)	(MAP)
2137 Kidd Road	8400 W. 110th St., #500	
(ADDRESS)	(ADDRESS)	(PARCEL)
Nolensville, TN 37135	Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Calvin L. Holmes, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathy Helton,*married**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:
**Kathy A Helton

LAND in Davidson County, TN, BEING Lot No. 57, on the Plan of October Woods, Phase 5, Section 8, a Planned Unit Development, of record in Instrument No. 19991214-0303097 and Instrument No. 19991214-0303098, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Calvin L. Holmes by deed from Lifestyle Homes, G.P., a Tennessee General Partnership, dated August 2, 2002, of record in Instrument No. 20020814-0098200, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5121 Morningwood Lane, Antioch, Tennessee 37013

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 my/our hand(s) this 15th day of September, 2006.

Calvin L. Holmes

Calvin L. Holmes

Davidson County DEEDWARR
Recvd: 09/26/06 14:31 2 pg
Fees:13.00 Taxes:732.60

20060926-0119151

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Calvin L. Holmes; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of September, 2006.

Jennifer D Dunlap
Notary Public

My Commission Expires: 9/19/09

