Davidson County DEEDWARR
Recvd: 11/13/06 15:04 2 pgs
Fees:13.00 Taxes:266.40
20061113-0140644

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of November, 2006, by and between John Helmontaller, an unmarried man, party of the first part, and Richard G. Spurlock, an individual, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 3 on the Map of the Subdivision, of Tract 1, Forrest Park Acreage, as of record in Book 843, Page 81, Register's Office for said County.

Said Lot nO. 3 fronts 50 feet on the northerly side of East Maple Street, and runs back between parallel lines, 209 feet to a dead line.

Being all or part of the same property conveyed to John Helmontaller by virtue of that certain Warranty Deed dated April 22, 2005, at Instrument No. 200504250045695 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John Helmontaller

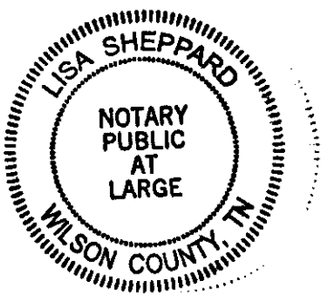
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John Helmontaller, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of November, 2006.

Lisa Sheppard
Notary Public

My Commission Expires: 8.6.07



Property Owner & Address: Richard G. Spurlock
513 E. Maple St.
Madison, TN 37115

Tax Parcel No 43-13-138

Property Address: 513 East Maple Street
Madison, TN 37115

MAIL TAX
BILLS TO: SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $72,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Richard Spurlock
AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of November, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

