WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 11/29/06 14:38 2 pgs Fees:13.00 Taxes:1472.60 20061129-0147366	The actual consideration or value, whichever is greater, for this transfer is **$398,000.00** Robert R. Harris Affiant Subscribed and sworn to before me, this the 27th day of November, 2006. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert R. Harris	**New Owner**	**Map 160, Parcels 009 and 011**
1025 Woodvale Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Annette B. Helton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert R. Harris and wife, Peggy Flynn Harris

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being a 5.4 acre tract of land which is part of the easterly part of a 30.87 acre tract on the plan of Roser Heights Subdivision at Brentwood, Tennessee, as of record in Book 332, page 146, Register's Office for said county, described according to a survey made by John M. Sulllivan, County Surveyor, dated August 6, 1948, as follows:

Beginning at the southeast corner of the said 5.4 acre tract being also the northeast corner of the 5.3 acre tract on map of above referred to survey and as recorded in Book 1678, page 185, R.O.D.C., TN; thence with the line between the 5.4 acre tract and the 5.3 acre tract North 84° 44' West 454.1 feet; thence North 2° 7' East 527 feet to Tony Sudekum estate property; thence with an old fence South 84° 42' East 449.5 feet to the northeast corner of said tract; thence with the east line of said tract and an old fence and Tony Sudekum property line South 1° 335' West 527 feet to the beginning.

Being the same property conveyed to Edward E. Young and wife, Alyce Saylor Young by deed from C. C. Carson, Trustee with full power, of record in Book 2104, page 431, Register's Office Davidson County, Tennessee. The parties were divorced and by decree entered in the Davidson County, Tennessee Chancery Court, Docket No. 78864, title to subject property was divested out of Edward E. Young and vested in Alyce Saylor Young. By Quitclaim Deed of Correction in Book 7646, page 92, said Register's Office, Howard F. Butler, Trustee, attempted to convey subject property to Don Helton; however, title to subject property had never been conveyed to Howard F. Butler, Trustee. Alyce Saylor Young died intestate in 1988 leaving as her sole heirs at law Kristen Evelyn Main Williams, Marie Helton Wiggenton and Don Helton. Affidavit of Heirship of Alyce Saylor Young was recorded in Instrument No. 20060926-0119208, said Register's Office. Don Helton died intestate on January 2, 2003 leaving as his sole heirs at law, his wife, Annette Helton and his three children, Michael Bay Helton, Karen Priscilla Helton Ware and Susan Patricia Helton Brevik. Affidavit of Heirship of Don Helton was recorded in Instrument No. 20060926-0119209, said Register's Office. The interest of Kristen Evelyn Main Williams was divested from her and vested in Annette B. Helton by Order Granting Default Judgment to Reform Deed of record in Instrument No. 20060926-0119207, said Register's Office. The said property was further conveyed to Annette Helton by Quitclaim Deeds from Michael Bay Helton in Instrument No. 20060926-0119210, Karen Priscilla Helton Ware in Instrument No. 20060926-0119211, Susan Patricia Helton Brevik in Instrument No. 20060926-0119212, and Marie Helton Wiggenton in Instrument No. 20060926-0119213, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being a 5.3 acre tract of land which is part of the easterly part of a 30.87 acre tract on the plan of Roser Heights Subdivision at Brentwood, Tennessee, as of record in Book 332, page 146, Register's Office for said county, described according to a survey made by John M. Sulllivan, County Surveyor, dated August 6, 1948, as follows:

Beginning at a point on the westerly margin of Howard Boulevard at the northeast corner of Lot No. 18; thence with the westerly margin of said boulevard, North 21° 53' East 119.6 feet to a point in the western boundary line of the Tony Sudekum Estates; thence with said line, North 1° 35' East 380.5 feet to a point; thence North 84° 44' West 454.1 feet to a point; thence South 2° 07' West 530.5 feet to the northwest corner of Roser Avenue; thence South 89° 38' East with the northern boundary line of said Lot No. 18, in all 417

feet to the beginning, containing 5.3 acres, more or less, and being part of the property conveyed to C.C. Carson, Trustee by deed of record in Book 1236, page 433, R.O.D.C., TN.

There is excluded from this conveyance and reserved as a right-of-way, a strip of ground 30 feet wide, parallel with the westerly line of the property herein conveyed, said strip being co-extensive with the width of Roser Avenue, and there is also excluded from this conveyance and reserved as a right-of-way, a strip of ground 30 feet wide, beginning at a point in the northerly line of the tract herein conveyed and running south parallel with the easterly line of the tract herein conveyed to a point in the northwest margin of Howard Boulevard; said right-of-ways as hereinabove reserved, to be for the use and benefit of ingress and egress to the present or any future owner of the 5.4 acre tract immediately adjoining on the north the tract herein conveyed.

Being the same property conveyed to Don Helton by Quitclaim Deed from Howard F. Butler, Trustee dated September 11, 1984, of record in Book 6381, page 734, Register's Office for Davidson County, Tennessee. Don Helton Died intestate on January 2, 2003, leaving as his heirs at law, his wife, Annette Helton and his three children, Michael Bay Helton, Karen Priscilla Helton Ware and Susan Patricia Helton Brevik. Affidavit of Heirship of Don Helton was recorded in Instrument No. 20060926-0119209, said Register's Office. The said property was further conveyed to Annette Helton by Quitclaim Deeds from Michael Bay Helton in Instrument No. 20060926-0119214, Karen Priscilla Helton Ware in Instrument No. 20060926-0119215, Susan Patricia Helton Brevik in Instrument No. 20060926-0119216, Register's Office for Davidson County, Tennessee.

This is Improved (____) Unimproved (__X__) property, known as: **N of Old Hickory, W of Franklin Pike, Nashville, TN**

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 21st day of **November, 2006.**

Annette B. Helton

Annette B. Helton

STATE OF WASHINGTON)
COUNTY OF PIERCE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Annette B. Helton,** the bargainor, with whom I am personally acquainted (or proved to me on 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 Tacoma, Washington, this 21st day of **November, 2006.**

Notary Public

My Commission Expires: 4-21-08

STEVEN M. BOBMAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 04-21-08