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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00 Affiant Subscribed and sworn to before me, this 12th day of December, 2006 Notary Public MY COMMISSION EXPIRES: 1/24/2009 (AFFIX SEAL)

KELLY A. GADKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Philip J. Demaree	Mortgage Lenders of America	081-15-0-299
(NAME)	(NAME)	(MAP)
12508 234th Street SE	8400 W. 110th St., #500	
(ADDRESS)	(ADDRESS)	(PARCEL)
Snohomish, WA 98296	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, **Kathy A. Helton, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Philip J. Demaree**, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 44, on the Plan of Manlove Heirs, of record in Plat Book 21, page 129, 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 Gregory L. Jackson in Instrument No. 20011120-0127749, said Register's Office, recorded November 20, 2001, in the amount of $148,000.00, and further being the same property conveyed to Kathy A. Helton, by deed from Gregory L. Jackson and wife, Melissa D. Jackson, dated February 7, 2006, of record in Instrument No. 20060217-0019555, Register's Office for Davidson County, TN.

The spouse of grantor joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property.

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: 1703 Underwood Street, Nashville, Tennessee 37208

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 12th day of December, 2006.

Kathy A. Helton

Barry H. Gordon

Davidson County DEEDWARR
Recvd: 12/15/06 12:50 2 pgs
Fees:13.00 Taxes:562.40

20061215-0154821

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kathy A. Helton and Barry H. Gordon; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of December, 2006.

Notary Public

John M. Wells
Notary Public at Large
Davidson County, Tennessee

My Commission Expires: 9/22/2007