Davidson County DEEDWARR
Recvd: 01/08/07 12:35 3 pgs
Fees:18.00 Taxes:220.89
20070108-0003055

STATE OF TENNESSEE
COUNTY OF Williamson

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $59,700.00

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2006.

Notary Public

My commission expires: MY COMMISSION EXPIRES NOV 22 2010

Please record and return to:
Forsythe Title and Escrow
2525 West End Avenue #350
Nashville, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Helton	Cucorp, Inc. 1400 Eighth Ave. South Nashville, TN 37203	090-11-0-A026.00
515 Basswood #B26		
Nashville, TN 37209		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary Evelyn Barber and Pamela Sue Bell

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Helton , An Unmarried Man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B-26 on the Plat of Rock Harbor Condominiums as described in the Master Deed of record in Book 6153, page 421, said Register' s Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Evelyn Barber by deed from Donnie F. Thompson and Margaret S. Thompson, a single person of record in Book 9720, page 576, said Register's Office, dated June 28, 1995. And being the same property conveyed to Mary Evelyn Barber and Pamela Sue Bell, as tenants in common with the right of survivorship by Quitclaim Deed from Lee A. Cohen, Trustee, of record in Instrument 200603060025816, said Register's Office, dated March 2, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2006 and subsequent years, a lien not yet due and payable.

This is improved (X) unimproved (____) property known as 515 Basswood #B26, Nashville, TN 37209.

90-11-A-26.00 COis the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF December 27, 2006:

Mary Evelyn Barber

Mary Evelyn Barber

Pamela Sue Bell

Pamela Sue Bell

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Mary Evelyn Barber and Pamela Sue Bell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th day of December, 2006.

Notary Public

My Commission Expires: 9-20-08

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Williamson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 27th day of December, 2006.

Notary Public

My Commission Expires:_____

20061307M

STATE OF TENNESSEE)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, Mary Evelyn Barber, Pamela Sue Bell, and Larry Bell the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th day of December, 2006.

Notary Public

My Commission Expires: 9-20-08

