WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2007

Notary Public:

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/10/07 10:15 2 pgs
Fees:13.00 Taxes:488.40
20070110-0004100

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard Helms	Fifth Third Mortgage Co.	Map 075
3930 Plantation Drive	5050 Kingsley Drive	Group 09-0
Hermitage, TN 37076	Cincinnati, OH 45363	Parcel 031.00

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

RDB Investments, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Richard Helms and wife, Jennifer Helms

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:

BEING Lot No. 118, on the Plan of Hermitage Hills, of record in Plat Book 2900, Pages 48 and 49, as amended in Book 3104, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to RDB Investments, Inc. by deed from Timothy D. Owens, unmarried, of record in Instrument 20060626-0075627, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2992, Page 53, and Book 2998, Page 231, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Pages 48 and 49, as amended in Book 3104, Page 119, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3930 Plantation Drive, Hermitage, TN 37076

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 hand this 3rd day of January, 2007.

RDB Investments, Inc.

BY: Ronald D. Becker
Ronald D. Becker, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald D. Becker, 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 President of RDB Investments, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ronald D. Becker as such President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 3rd day of January, 2007.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.