PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of January, 2007, by and between TINNON W. MEDLEY and BETTYE S. BROWNE-MEDLEY, HUSBAND AND WIFE, hereinafter called Grantors, and HAROLD T. HELLEGAARD, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TINNON W. MEDLEY and BETTYE S. BROWNE-MEDLEY, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto HAROLD T. HELLEGAARD, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1405-1407 FLORENCE AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

TINNON W. MEDLEY
Signature of Seller

BETTYE S. BROWNE-MEDLEY
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/22/07 16:10 3 pg
Fees:18.00 Taxes:388.50

20070122-0008952

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TINNON W. MEDLEY and BETTYE S. BROWNE-MEDLEY, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, TN, **this** 19 **day of January, 2007.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

HAROLD T. HELLEGAARD

2311 CLOVERDALE RD.
NASHVILLE, TN 37214

Property Address:

1405-1407 FLORENCE AVENUE, MADISON, TN 37115
Person Responsible for Taxes:

Homecomings Financial Network
2101 Rexford, Suite 250W
Charlotte, NC 28211

Map & Parcel #: MAP 34-13, PARCEL 118

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$105000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 19 day of **January, 2007.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7943

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 40, Block "B", on the map of Eastlawn Subdivision, of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly side of Florence Avenue and runs back 149 feet on the east side and 169.7 feet on the west side to a line in the rear measuring 54.10 feet thereon.

Being the same property conveyed to TINNON W. MEDLEY and BETTYE S. BROWNE-MEDLEY, HUSBAND AND WIFE, by Warranty Deed from E. DALE CALVERT, filed for record in INSTRUMENT NUMBER 20010516-0050958, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 34-13, PARCEL 118).

2. All matters as set forth on the Plan of record in Plat Book 547, Pages 153 and 154, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 736, Page 164; Book 737, Page 333; Book 834, Page 638; Book 840, Page 535; Book 939, Page 634; and Book 1905, Page 319, Register's Office for DAVIDSON County, Tennessee.