Infinity Title

THIS DOCUMENT PREPARED BY (~~AND AFTER RECORDING RETURN TO):~~
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1103

Return To:
Infinity Title, LLC
402 BNA Dr. #401 MAIL
Nashville, TN 37217

Property Address: 1815 Lillian Avenue, Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 04/26/07 08:31 2 pgs
Fees:13.00 Taxes:749.25
20070426-0049633

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael Amrozowicz, unmarried** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Helman and wife, Angela Helman,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 120 in Edgefield Land Co's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from **Telisa J. Amrozowicz**, dated **July 21, 2006**, and recorded **August 7, 2006 of record in Instrument No. 20060807-0096046**, in the Register of Deeds for the City of Nashville, County of Davidson.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $202,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

MLA

WITNESS Grantor's hand this 30th day of March, 2007.

_____{Seal}
Michael Amrozowicz

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30th day of March, 2007, before me the undersigned officer, personally appeared Michael Amrozowicz, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER F... NOTARY PUBLIC LARGE DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1-23-2011

Grantees' Name, Address, Phone:
Christopher Helman and Angela Helman
815 Lillian Street
Nashville, TN 37206

Map and Parcel No. 083-14-0-214.00

SEND TAX STATEMENTS TO: Christopher Helman
1815 Lillian Ave
Nashville, TN 37206

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $202,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 30th day of March, 2007.

_____
Notary Public
My Commission expires: 1/23/2010

KRISTIAN FARRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY