Davidson County DEEDWARR
Recvd: 08/14/07 10:00 2 pgs
Fees:13.00 Taxes:488.40

20070814-0096970

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 on this 10th day of August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument Was Prepared By:
CALVARY TITLE COMPANY
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Helton	First Horizon Home Loans	
(NAME)	(NAME)	
407 Williams Avenue	5775 E. Glenridge Drive, Suite 100	Map and Parcel 42-12-82
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Atlanta, TN 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Philip Demaree and wife, Kathy Demaree, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kathy Helton, a married woman, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Woodrose Subdivision, of record in Book 5800, Page 216, Register's Office for Davidson County, Tennessee.

Beginning at a point in the south right-of-way of Williams Avenue, the northeast corner of Lot No. 2 of said subdivision; thence southeast with the right-of-way 61 feet to a point; thence South 11 deg. 57' 22" West leaving Williams Avenue 200 feet to a point; thence North 78 deg. 02' 59" West 61 feet to a point; thence North 11 deg. 57' 22" East 200 feet to the point of beginning.

Being the same property conveyed to Philip Demaree and wife, Kathleen E. Demaree, by Warranty Deed on August 11, 2005, of record in Instrument No. 20050816-0096832, Register's Office for Davidson County, Tennessee.

This is improved property known as 407 Williams Avenue, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to

bind himself, his successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of August, 2007.

Philip Demaree

Kathy Demaree

STATE OF WASHINGTON
COUNTY OF King

I, Vinitha S. Willson, a Notary Public of the aforesaid County in the State of Washington, do hereby certify that Philip Demaree and Kathy Demaree personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of August, 2007.

Notary Public

My Commission Expires: 12/29/09

