THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/18/08 13:52 2 pg
Fees:13.00 Taxes:767.75
20080918-0095404

From: Ronda Helton and Hank Helton

To: Elizabeth A. Lewis and Joshua D. Hayes, as Tenants in common with rights of survivorship

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Elizabeth A. Lewis and Joshua D. Hayes **1341 McAlpine Avenue** **Nashville TN 37216**	**NEW OWNER**	061-16-0-118.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $207,500.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2008.

Notary Public
My Commission Expires: 6-12-10

GERALD A. SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ronda Sue Combs n/k/a Ronda Helton and Hank Helton**(herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Elizabeth A. Lewis and Joshua D. Hayes as tenants in common with rights of survivorship** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being all of Lot No.59. Kennedy & Graves Subdivision, Block C & D, Monte Vista, as shcwn by plat appearing of record in Plat Book 843, Page 14, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ronda Sue Combs, unmarried n/k/a Ronda Helton, married, by Deed from Aurora Daniels, unmarried, of record in Instrument No. 20050916-0111423, said Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 1341 McAlpine Avenue, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 29th day **of August 2008.**

Ronda Helton

Hank Helton

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronda Helton and Hank Helton, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true Affiant's own knowledge and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 29th day of August 2008.

Notary Public

GERALD A. SMITH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-10-12