WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$158,500.00.**

Jason M. Tomlin 11-21-08
Affiant

Subscribed and sworn to before me, this the 21st day of November, 2008.

Notary Public

My commission expires: 3/22/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/25/08 09:17 2 pgs
Fees:13.00 Taxes:586.45
20081125-0115333

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
* M. **Jason*Tomlin**	**CountryWide** B3	**Map 147-08 Parcel 158**
313 Leopole Road	P.O. Box 660694	
Nashville, TN 37211	Dallas, TX 75266	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Virginia Chalene Helmuth, unmarried, and Christy Lynn Halbert, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

* M. **Jason*Tomlin, an unmarried man**

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:

LAND in Davidson County, Tennessee, being Lot No. 144 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Christy Lynn Halbert and Virginia Chalene Helmuth, by Deed from General Construction Company, Inc., of record in Instrument No. 20011115-0125379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Christy Lynn Halbert, pursuant to a Power of Attorney executed by same on the 3rd day of November, 2008, of record in Instrument No. 20081125-0115332, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved ( ) property, known as **313 Leopole Road, Nashville, TN 37211**

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 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/our hand(s) this **21st** day of **November, 2008.**

Virginia Chalene Helmuth

Christy Lynn Halbert

Virginia Chalene Helmuth, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Virginia Chalene Helmuth,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **November, 2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Virginia Chalene Helmuth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Christy Lynn Halbert**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Christy Lynn Halbert**, for the purpose therein contained, by signing the name of **Christy Lynn Halbert,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **November, 2008**.

Notary Public

My commission expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.