BILL GARRETT, Davidson County
Trans:T20110030909 DEEDWARR
Recvd: 05/24/11 14:42 2 pgs
Fees:13.00 Taxes:388.50
20110524-0039779

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1074

# WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2011.

Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| **EUGENE J. HELDMAN et ux**<br>**1700 Chickering Road**<br>**Nashville, TN 37215** | **SAME** | **11914021000** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WAYNE KING, ADMINISTRATOR CTA, FOR THE ESTATE OF HELEN ALBERTA WILKERSON, DECEASED**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**EUGENE J. HELDMAN and wife, MARY SUE HELDMAN**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Tuggle Heights Subdivision as of record in Book 1130, page 90, Register's Office for said County.**

**Said Lot No. 35 fronts 60 feet on the easterly side of Wingate Avenue and runs back between parallel lines, 157.5 feet to a dead line.**

**Being the same property conveyed to Glenn R. Wilkerson and wife, Helen W. Wilkerson by deed from Malcolm L. Barrett and wife, Rachel S. Barrett of record in Book 4282, page 311, Register's Office for Davidson County, Tennessee. The interest of Glenn R. Wilkerson was divested out of Glenn R. Wilkerson and further vested in Helen W. Wilkerson by Final Decree of Divorce filed as Docket No. 96D-1734 in the Fourth Circuit Court for Davidson County, Tennessee of record in Book 10447, page 579. The said Helen W. Wilkerson having died intestate. On September 10, 2009, an Order for Intestate Administration was entered appointing Barbara King, sister of the decedent and sole beneficiary of the decedent's estate, as the administratrix of the estate of the late Helen Alberta Wilkerson. On May 10, 2010, the aforesaid Barbara King died and by Petition filed on September 24, 2010 at 9:34 A.M., Case No.: 09P-1353, it was requested that Petitioner, Wayne King, husband of Barbara King, be appointed successor administrator of the Estate of Helen Alberta Wilkerson. By Order filed on October 14, 2010, Wayne King was appointed administrator cta for the estate of Helen Alberta Wilkerson and it was requested that letters testamentary be issued to Wayne King to serve as administrator cta of the estate. By Motion to sell certain real property owned by the Estate of Helen Alberta Wilkerson filed on April 27, 2011 at 9:36 A.M., in Probate Court for Davidson County and by Order filed on May 13, 2011, before the Honorable Randy Kennedy, Judge of the Seventh Circuit Court for Davidson County (Probate Division), the personal representative of the estate was granted permission to sell the real property located at 2926 Wingate Avenue, Nashville, Tennessee 37211.**

The said Helen W. Wilkerson and Helen Alberta Wilkerson being one and the same person.

This is improved property known as 2926 Wingate Avenue, Nashville, Tennessee 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, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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 hand this 14th day of May, 2011.

Wayne King Admin. CTA

WAYNE KING, ADMINISTRATOR CTA FOR THE
ESTATE OF HELEN ALBERTA WILKERSON, DECEASED

STATE OF ILLINOIS )
COUNTY OF Will )

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named WAYNE KING, ADMINISTRATOR CTA FOR THE ESTATE OF HELEN ALBERTA WILKERSON, DECEASED, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at 800 S. State St. Lockport, Illinois, this 14th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 1/6/14

OFFICIAL SEAL
SARA MACKINEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/06/14