BILL GARRETT, Davidson County
Trans:T20110056842 DEEDWARR
Recvd: 09/13/11 14:19 2 pgs
Fees:13.00 Taxes:309.69
20110913-0071096

This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
William F. Helwig, Jr.
Debra M. Helwig
317 Archwood Drive
Madison, TN 37115

Send Tax Bills to:
Same as new owner

Map/Parcel:
043 07 0 078.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Billie L. Powers, unmarried**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **William F. Helwig, Jr., Debra M. Helwig and Billie L. Powers, as joint tenants with right of survivorship**, hereinafter called Grantees, their heirs, successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

> Being Lot No. 40 on the Plan of Archwood Acres, Section I, as of record in Book 2133, page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Billie L. Powers and husband, David E. Powers by deed from Jean R. Bowling Curtis and husband, William Curtis and Cynthia Bowling and Ricky Bowling of record in Instrument No. 2000-07050066673, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.
>
> David E. Powers died intestate September 27, 2006 in Royal, Garland County, Arkansas.

This is improved property, known as 317 Archwood Drive, Madison, Tennessee.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their heirs, successors and assigns in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as herein described; and that Grantor does now and will forever warrant and defend the title to the herein described real property against the lawful claims of all persons whomsoever.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 83,700.00.

William F. Helwig, Jr.

William F. Helwig, Jr., Grantee

Subscribed and sworn to before me this 9 day of September, 2011.

Dawn M. Solis

Notary Public

My Commission Expires: 6-16-13

DAWN M. SOLIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 16, 2013

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 26th day of August, 2011.

Billie L Powers

Billie L. Powers, Grantor

State of Arkansas
County of Garland

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Billie L. Powers, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2011.

Gina Rose

Notary Public

My Commission Expires: 10-18-12

OFFICIAL SEAL
GINA ROSE
Notary Public - Arkansas
Garland County
My Commission Expires: Oct. 18, 2012