Form 1002 — Published by Tennessee Title Company

WARRANTY DEED

For and in consideration of the sum of $ 10,000.00 - - - - - - - - - - - - - - - - -
TEN THOUSAND AND NO/100 - - - - - - - - - - - - - - DOLLARS
$1,954.93 cash in hand paid by Martin Joseph Burns, Sr. and wife, Katherine Marie Burns, the receipt of which is hereby acknowledged, and for the further consideration the said Martin Joseph Burns, Sr. and wife, Katherine Marie Burns assume and agree to pay an indebtedness in the amount of $8,045.07, which indebtedness originally amounted to $8,800.00 and is fully described in a Deed of Trust executed by Charles W. Helmick and wife, to Miller Kimbrough, Trustee, of record in Book 1567, page 341, Register's Office for Davidson County, Tennessee, we, Charles W. Helmick and wife, Jane Elizabeth Helmick,

have bargained and sold, and by these presents do transfer and convey unto the said Martin Joseph Burns, Sr. and wife, Katherine Marie Burns, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Land in the City of Nashville, Davidson County, Tennessee, being the South 150 feet of Lot No. 64 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County. Said part of said lot fronts 70 feet on the north side of Sunset Avenue, now called West Linden Avenue, and runs back between parallel lines along the east margin of 29th Avenue South, 150 feet to a dead line.
Being the same property conveyed to Charles W. Helmick and wife, Jane Elizabeth Helmick, by deed from William F. Cuthbert, Jr. and wife, of record in Book 1556, page 335, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martin Joseph Burns, Sr. and wife, Katherine Marie Burns, their heirs and assigns, forever.

And we do covenant with the said Martin Joseph Burns, Sr. and wife, Katherine Marie Burns, 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, except as described above and 1949 Taxes which have been prorated and assumed by the Grantees herein.

And we, Charles W. Helmick and wife, Jane Elizabeth Helmick, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Martin Joseph Burns, Sr. and wife, Katherine Marie Burns, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of October, 1949

Charles W. Helmick

Jane Elizabeth Helmick

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Charles W. Helmick and wife, Jane Elizabeth Helmick, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 1949

Lenora Underwood
Notary Public

Commission expires January 11, 1950