WARRANTY DEED

For and in consideration of the sum of Seven Hundred Fifty ($750.00) ---------- ---------- DOLLARS

cash in hand paid by Walter F. Hinson and wife, Lucille C. Hinson, receipt of which is hereby acknowledged,

We, Ruford F. Helton and wife, Emma Ruth Helton ---------- have bargained and sold, and by these presents do transfer and convey unto the said Walter F. Hinson and wife, Lucille C. Hinson - - - - - - - - - - their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the Easterly portion of Lots Numbers 58, 59 and 60 in Block 3 in W. A. Bryan's Subdivision as of record in Plan Book 421, page 117 of the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a po'nt in the south line of Lot # 58, One Hundred Fifty (150) feet from the easterly margin of Wood Avenue, and running thence Easterly with said south line of Lot #58, Two Hundred Seventeen (217) feet, to an alley; thence northerly with the westerly margin of said alley 150 feet, more or less, to the northeast corner of Lot # 60; thence westerly with the north line of lot # 60, Two Hundred Twenty (220) feet to a point in said line, 150 feet, from the easterly margin of Wood Avenue; thence southerly 150 feet to the point of beginning.

Being the property that was last conveyed to Ruford F. Helton, et ux, from Daisy Hurt, by deed of record in Book 1272, page 119, of the Register's Office for Davidson County, Tennessee.

Taxes for the year 1953 are assumed and will be paid by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter F. Hinson and wife, Lucille C. Hinson ---------- ---------- their heirs and assigns, forever.

And we do covenant with the said Walter F. Hinson and wife, Lucille C. Hinson - - - - - - - - - - - - - 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.

And we, Ruford F. Helton and wife, Emma Ruth Helton ---------- do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter F. Hinson and wife, Lucille C. Hinson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21 day of February, 1953

Ruford F. Helton

Emma Ruth Helton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ruford F. Helton and wife, Emma Ruth Helton

the bargainor, 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 office, this 21 day of February, 1953

Commission expires Oct 31 1953

Notary Public