WARRANTY DEED

TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 --- ($ 10.00) DOLLARS, cash in hand* paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2673, page 437; Book 2982, page 521, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

Clyde M. Helton and wife, Annie Mae Helton,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Earl C. Gilmore and wife, Louise C. Gilmore,

hereinafter called the Buyer, his heirs, successors 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. 297 on the Map of Richland Realty Co's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County.

Said Lot No. 297 fronts 50 feet on the westerly side of Greenway Street and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Clyde M. Helton and wife, Annie Mae Helton, by deed from James M. Thompson and wife, Willie M. Thompson of record in Book 2959, page 367, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hands this 16th day of February, 1960.

Clyde M. Helton

Annie M. Helton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Clyde M. Helton and wife, Annie Mae Helton 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, the 16th day of February, 1960.

My commission expires: April 29, 1963

[illegible]
Notary Public

72542

WARRANTY DEED

From
Clyde M. Helton et ux

To
Earl C. Gilmore et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of FEB A.D. 1960
at 2:15 o'clock P. M.
Noted in Book 95 Page 194
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. [illegible] Dept. Reg.