K 3531

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One and No/100 ($1.00)----------
---------- DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the love and affection which I hold for my wife, the grantee herein,

I, Albert M. Helms,
have bargained and sold, and by these presents do transfer and convey unto the said Alice Helms, her
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a point in the center line of Old Lebanon Road, said point being the ~~south~~west corner of a tract heretofore conveyed by deed of record in Book 1639, page 455, Register's Office for Davidson County, Tennessee, and, thence with the center line of Old Lebanon Road south 86° 15' west 159 feet to a spike; thence north 3° west 558 feet to the westerly margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way south 44° 45' east 268 feet to a point; thence south 3° east 356 feet to the beginning.

Being part of the same property conveyed to Albert M. Helms by deed from J. M. Hooper, and wife, Susie E. Hooper, of record in Book 785, page 173, and being part of the same property conveyed to Albert M. Helms by deed from Alex Perry, et al, of record in Book 615, page 433, 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 Alice Helms, her
heirs and assigns, forever.

And I do covenant with the said Alice Helms
that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Albert M. Helms
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Alice Helms, her
heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of May, 1962

Albert M Helms

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