WARRANTY DEED

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -
TEN AND NO/100- *DOLLARS*
cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged,

We, John C. Wahlke and wife, Virginia J. Wahlke,

have bargained and sold, and by these presents do transfer and convey unto the said J. Leon Helguera and wife, Byrd Stone Helguera, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 69 and the easterly 50 feet of lot No. 70 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in book 421, page 7, Register's Office for said County.
Said lot No. 69 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines 260 feet, more or less, to an alley.
Said part of lot No. 70 fronts 50 feet on the southerly side of Barton Avenue and runs back between parallel lines 260 feet, more or less, to an alley.
Being the same real property conveyed to John C. Wahlke and wife, Virginia J. Wahlke, by deed from Margaret G. Dozier and husband, dated July 22, 1954, filed July 23, 1954, and recorded in book 2291, page 311, said Register's Office.

Taxes for 1963 have been pro-rated and are assumed 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 J. Leon Helguera and wife, Byrd Stone Helguera, their *heirs and assigns, forever.*

And we *do covenant with the said* J. Leon Helguera and wife, Byrd Stone Helguera, *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, John C. Wahlke and wife, Virginia J. Wahlke, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. Leon Helguera and wife, Byrd Stone Helguera, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 2nd *day of* April, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John C. Wahlke
Virginia J. Wahlke

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. P. Stallworth, Jr., *a Notary Public in and for said County and State,* John C. Wahlke and wife, Virginia J. Wahlke,
the within named 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 2nd day of April, 1963.

J. P. Stallworth Jr. *Notary Public*

Commission expires April 20, 1965