This instrument was prepared by:
David C. Rutherford, Attorney
Nashville Bank & Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 3926 PAGE 526

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret J. Cox (NAME:)	Guaranty Mortgage Company (NAME:)	15D-A7625
(STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 73-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 48 M.O

For and in Consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *DOLLARS*
cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged, and the assumption by the grantee herein, of an unpaid principal balance of $ 8,887.10 of an original note dated March 4, 1955, in the amount of $11,250.00, which note is secured by a Deed of Trust executed by Billy R. Helton and wife, to Herschel Greer, Trustee, of record in Book 2381, page 235, Register's Office for Davidson County, Tennessee.
We, Billy R. Helton and wife, Yvonne Helton
have bargained and sold, and by these presents do transfer and convey unto the said Margaret J. Cox, her
heirs 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. 69 on the Plan of Gibson Heights, as of record in book 1835, page 133, Register's Office for said County.

Said lot No. 69 fronts 70.49 feet on the southerly side of Gregory Drive and extends back 187.52 feet on the easterly line and 192.45 feet on the westerly line to a dead line, which is a broken line, measuring 92 feet thereon.

Being the same real property conveyed to Billy R. Helton and wife, Yvonne Helton by deed from Fleming G. Lewis and wife, of record in book 2345, page 225, said Register's Office.

This conveyance is made subject to restrictions of record in book 2087, page 453, Register's Office for Davidson County, Tennessee, and an easement 5x18 feet at the common corner of lots Nos. 69 and 70 granted Southern Bell Telephone and Telegraph Company by instrument of record in book 2093, page 213, Register's Office for Davidson County, Tennessee, and utility easement, 40-foot building setback line and conditions of owners certificate, as shown on plan of record in book 1835, page 133, Register's Office for Davidson County, Tennessee.

The escrow funds held by Guaranty Mortgage Company are hereby transferred to the grantee herein.

~~Unimproved~~ This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret J. Cox, her *heirs and assigns, forever.*

And we *do covenant with the said* Margaret J. Cox *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 above set out and for the 1965 taxes, which have been pro-rated and assumed by the grantee.

And We, Billy R. Helton and Yvonne 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* Margaret J. Cox, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* August, *19* 65. ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers and its seal to be affixed hereto, the day and date~~

Billy R. Helton
Yvonne Helton

DOCUMENTARY 5 5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, Billy R. Helton and Yvonne Helton

the within named bargainer 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 20 day of August, 19 65.

Hugh J. Bradley Notary Public

Commission expires April 10, 1967.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

S. #3.85 $11,900.00

WARRANTY DEED

FROM
Billy R. Helton et ux
TO
Margaret J. Cox

File: Union Trust Co box

STATE TAX $ 17.85
PROBATE .50
TOTAL $ 18.35

AUG 20 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 20 1965

94249

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 20 3 56 PM '65

NOTE BOOK 112 PAGE 296
RECORDING FEE $ 2.00
DEP. REG. ---

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE