This instrument was prepared by:
Richard Shepherd, Jr.
500 Union Street
Nashville, Tennessee

WARRANTY DEED

BOOK 3926 PAGE 537

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Helton (NAME:)	Noel-Palmer Mortgage Company, Inc. (NAME:)	15D-45640
2345 Fernwood Drive, (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	MAP 72-8
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR 171

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 grantees, the receipt of which is hereby acknowledged,

We, Richard Shepherd, Jr., and wife, Miriam C. Shepherd

have bargained and sold, and by these presents do transfer and convey unto the said Billy R. Helton and wife, Yvonne W. Helton, their *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. 225 on the Map of Dalewood, Section III, as of record in book 1835, page 20, Register's Office for said County.
Said Lot No. 225 fronts 119 feet on the northeasterly side of Fernwood Drive and runs back between lines, 212.4 feet on the southeasterly line and 213.2 feet on the northwesterly line to a dead line in the rear on which it measures 83.1 feet.
Being the same ~~real~~ property conveyed to Richard Shepherd, Jr., and wife, Miriam C. Shepherd, by deed from Rufus W. Williams and wife, of record in book 1939, page 217, said Register's Office.

This conveyance is made subject to restrictions of record in book 1855, page 223, Register's Office for Davidson County, Tennessee, and in book 1786, page 80, and in Book 1229, page 325, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities, anchor easement, 40-foot building setback line from Fernwood Drive, and conditions of owners certificate, as shown on plan of record in book 1835, page 20, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ 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 Billy R. Helton and wife, Yvonne W. Helton, their *heirs and assigns, forever.*

And we *do covenant with the said* Billy R. Helton and wife, Yvonne W. Helton *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 for the 1965 taxes, which have been pro-rated and assumed by the grantees herein.

And we, Richard Shepherd, Jr., and wife, Miriam C. Shepherd *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Billy R. Helton and wife, Yvonne W. Helton, their *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 on said day and date.~~

Richard Shepherd Jr
Miriam C. Shepherd

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, Richard Shepherd, Jr., and Miriam C. Shepherd 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 20th 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 purposes 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 .....

STATE TAX $ 2.64
PROBATE $ 2.50
TOTAL $ 5.14
AUG 20 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 20 1965

WARRANTY DEED
FROM Richard Shepherd, Jr. et ux
TO Billy R. Helton, et ux

94253

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 20 4 01 PM '65
NOTED BOOK 112 PAGE 296
RECORDING FEE $ 2.00
DEP. REG. M

Compliments