# WARRANTY DEED

BOOK 4391 PAGE 39

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Charles E. Taylor (NAME) | Guaranty Mortgage Company (NAME) | Map 133-11 |
| 334 Elysian Fields Rd., (STREET ADDRESS OR ROUTE NUMBER) | 316 Union Street (STREET ADDRESS) | Par. 54 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness of record in Book 4312, page 541, Register's Office for Davidson County, Tennessee.

We, Thomas M. Helt and wife, Penny W. Helt,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Charles E. Taylor and wife, Virginia L. Taylor, their ~~XXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 47 on the Map of the Resubdivision of Lots 47, 48 and 49 of the Paragon Hills Subdivision, as of record in Book 3500, page 81, Register's Office for said County.

Said Lot No. 47 fronts 78.0 feet on the northwesterly side of Elysian Fields Road and extends back 183.1 feet on the southwesterly line and 193.8 feet on the northeasterly line, to a dead line in the rear, measuring 79.0 feet thereon.

Being the same property conveyed to Thomas M. Helt and wife, Penny W. Helt, by deed from Edwin L. Bryan and wife, Bobbie E. Bryan, of record in Book 4312, page 539, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,470.39

Subscribed and sworn to before me, this the 9th day of January 1970

Affiant Charles E. Taylor

My commission expires: 5/10/70 (Affix Seal)

Notary Public Billie F. Weimar

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

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Charles E. Taylor and wife, Virginia L. Taylor, their ~~XXXXX~~ *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Taylor and wife, Virginia L. Taylor, their ~~XXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 9th *day of* January, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas M Helt

Penny W. Helt

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Harsman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Nellie T. Weimar, *a Notary Public in and for said County and State,* Thomas M. Helt and wife, Penny W. Helt,

*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* 9th *day of* January, *19*70

Nellie T. Weimar, Notary Public

*Commission expires* 5/10/70

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* .....

GRUBB AND SMITH
REALTY CO., INC.

**WARRANTY DEED**

FROM

THOMAS M. HELT, ET UX

TO

CHARLES E. TAYLOR, ET UX

A 65696

IDENTIF. REFERENCE

JAN 12 9 57 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| JAN 12 70 | CONV | 18,470.39 | | | | |
| JAN 12 70 | S'TAX | | A* | 48.10 | | |
| JAN 12 70 | PR'FEE | | A* | .50 | | |
| JAN 12 70 | W'DEED | | A* | 3.00 | * | 51.60 |

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEGGO 2 SAINDON