DEED PREPARED BY JAMES R. MCKINNEY, ATTORNEY, MADISON, TENNESSEE

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HERBERT WESLEY ASHBURN ET UX.	SAME	Map 61-2
(NAME:) 4503 Helmwood	(NAME:)	Par. 14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

WE, MARVIN T. SMYTHIA AND WIFE, DOROTHY M. SMYTHIA, hereinafter called the GRANTORS, *have bargained and sold, and by these presents do transfer and convey unto the said* HERBERT WESLEY ASHBURN AND WIFE, ROBBIE W. ASHBURN, hereinafter called the GRANTEES, THEIR *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 212 on the Plan of Gra-Mar Acres, Section 7, as of record in Book 2331, page 80, Register's Office.

Said Lot No. 212 fronts 90 feet on the westerly side of Helmwood Drive and extends back 160 feet on the southerly line and 229.5 feet on the northerly line to a dead line, measuring 95.87 feet thereon.

Being the same property conveyed to Marvin T. Smythia and wife, Dorothy M. Smythia, by deed from James H. Witt and wife, Ruth S. Witt, of record in Book 3617, page 551, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utilities along the southerly and westerly line of premises, 60 foot building setback line from Helmwood Drive and conditions of owners' certificate, as shown on plan in Book 2331, page 80, said Register's Office; and to restrictive covenants contained in an instrument executed by Sweeney-Clark Realty Co., Inc., of record in Book 2481, page 129, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4503 Helmwood Drive, Nashville, Tennessee
(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 GRANTEES, THEIR *heirs and assigns, forever.*

And WE *do covenant with the said* GRANTEES *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, THE GRANTORS, *do further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to the said land to the said* GRANTEES, THEIR *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* February, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Marvin T. Smythia

x Dorothy M. Smythia

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, MARVIN T. SMYTHIA AND DOROTHY M. SMYTHIA

the within named bargainorS, 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 MADISON Tennessee, this 21st day of February, 19 70.

Jessie R. McKinney Notary Public

Commission expires 2-21-73

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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 13,000.00.

Affiant Herbert W. Ashburn

Subscribed and sworn to before me
this 21st day of February, 1970.

Jessie R. McKinney
NOTARY PUBLIC

My Commission Expires: 2-21-73.

MAR-3 70	CONV	13,000.00			
MAR-3 70 S TAX			A*	33.80	
MAR-3 70 PR FEE			A*	.50	
MAR-3 70	W DEED		A*	3.00	* 37.30

WARRANTY DEED

FROM

MARVIN T. SMYTHIA ET UX.

TO

HERBERT WESLEY ASHBURN ET UX.

A 70097

IDENTIF. REFERENCE

MAR 3 3 54 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee