This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-22225

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr/Mrs E. Jack Heldman (NAME)	New owners (NAME)	146-1-29
939 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	O. H. 11420

For and in Consideration of the sum of TEN DOLLARS * ($10.00) * * * * * * * * * * * * * *DOLLARS*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

SEP 13 F CONV 80,000.00
SEP 13 F S'TAX A* 208.00
SEP 13 F PR'FEE A* .50
SEP 13 F W'DEED A* 8.00 * 216.50

GORDON E. MORROW and wife, LOIS S. MORROW

have bargained and sold, and by these presents do transfer and convey unto the said EUGENE J. HELDMAN and wife, MARY SUE HELDMAN, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the northerly part of Lot No. 5 of Block "B" on the Plan of Bridle Path Estates, as of record in Book 974, page 77, Register's Office for said County, described according to a survey made by Parrish Engineers, Inc., August 28, 1968, as follows:

BEGINNING on the southerly margin of Tyne Boulevard at the corner of Lots Nos. 3 and 5; thence with the line between said two lots, south 11° 10' west 516.2 feet to an iron stake; thence north 78° west 550.3 feet to an iron stake; thence north 11°22' east 539.9 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of said Boulevard, eastwardly 550 feet to the beginning, containing 7 acres, more or less.

Being the same property conveyed to Gordon E. Morrow and wife, Lois S. Morrow, by deed from L. E. Nordholt and wife, Edith Kuhns Nordholt, as of record in Book 4278, page 556, said Register's Office.

This conveyance is made subject to the following:

1. Agreement contained in a deed from W. H. Haynes, Trustee, to H. Raymond Ligon, as of record in Book 1779, page 469, concerning requirements to be observed in the construction of improvements upon said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 10th day of September 19 71

My commission expires: July 23, 1974. (Affix Seal)

Affiant

Notary Public

2. Restrictions of record in Book 1040, page 517, Book 1081, page 696; and Book 1781, page 92, said Register's Office.

3. A 150-foot building setback line from Tyne Boulevard as shown on the recorded plan of record in Book 974, page 77, said Register's Office.

4. 20-foot easement for right-of-way purposes along the westerly line of premises.

5. This conveyance is made subject to a 20-foot easement for ingress and egress granted by L. E. Nordholt and wife to Genevieve B. Farris, by deed of record in Book 4278, page 556, said Register's Office, said easement being described as follows:

BEGINNING at an iron stake in the westerly margin of Lot No. 5, at the southwest corner of the tract above described; thence with the westerly line of Lot No. 5, north 11°22' east 539.9 feet to the southerly margin of Tyne Boulevard; thence with said Boulevard, eastwardly 20 feet; thence south 11°22' east 539.9 feet, more or less to a point in the south line of the tract above described; thence north 78°00' west with the south line of the tract above described to the point of beginning.

This is unimproved (X) improved property, known as 939 Tyne Boulevard, 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 EUGENE J. HELDMAN and wife, MARY SUE HELDMAN, their *heirs and assigns, forever.*

And we *do covenant with the said* EUGENE J. HELDMAN and wife, MARY SUE HELDMAN *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 1971 Taxes, which have been prorated and assumed by the Buyers.

And we, GORDON E. MORROW and wife, LOIS S. MORROW *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* EUGENE J. HELDMAN and wife, MARY SUE HELDMAN, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 10th *day of* September, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gordon E. Morrow

Lois S. Morrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., a Notary Public in and for said County and State, the within named Gordon E. Morrow and wife, Lois S. Morrow

the 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 10th day of September, 19 71.

Reau E. Folk Jr., Notary Public.

Commission Expires July 23, 1974.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

REF:mas

FROM

GORDON E. MORROW AND WIFE

TO

EUGENE J. HELDMAN AND WIFE

B 30230

IDENTIF. REFERENCE

SEP 13 12 54 PM '71

FELIX Z. ROSSI II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

File Rear Folk