BOOK 4519 PAGE 34

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 1970.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dodson Batson, Attorney 701-1st American National Bank Building
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Helton (NAME)	Same (NAME)	27W 27355
1125 Cahal Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Kenneth A. Early, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Helton and wife, Margaret L. Helton

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. 13 on the Plan of E. T. Browns Subdivision of part of Lot No. 1 of the Cahal Land of record in Book 332, page 84, Register's Office for Davidson County, Tennessee.

Said lot No. 13 fronts 50 feet on the northerly side of Cahal Avenue and runs back between parallel lines measuring 256 feet more or less to an alley.

Being the same property conveyed to Kenneth A. Early and wife, Evelyn Hughes Early by deed from General Securities Company of record in Book 1045, page 186, Register's Office for Davidson County, Tennessee. The said Evelyn Hughes Early having since died.

Taxes for 1970 have been pro-rated and assumed by purchaser.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $7500.00. John E. Helton

Subscribed and sworn to before me this 29th day of Oct 1971

Deputy Register D. Williams

This is improved (X) unimproved ( ) property, known as 1125 Cahal Avenue (House Number) (Street) Nashville, Tenn. 37216 (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of August, 1970

Kenneth A. Early

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Billy Bushulen, a Notary Public in and for said County and State, the within named Kenneth A. Early, a widower

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of August 1970

Commission expires 1/30/74

Billy Bushulen
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
KENNETH A. EARLY

TO
JOHN E. HELTON ET UX

B 3 5 9 9 3

IDENTIF. REFERENCE

OCT 29 11 05 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 29 71	CONV	*7,500.00			
OCT 29 71	S TAX		A*	19.50	
OCT 29 71	PR FEE		A*	.50	
OCT 29 71	W DEED		A*	4.00	* 24.00