This instrument prepared by Thomas E. Stewart, Stewart & Black, Attorneys, 4705 Gallatin Road, Nashville, Tennessee

mail to

WARRANTY DEED

BOOK 4618 PAGE 431

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN W. HELTON, ET UX (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	Map 83-9
1305 ORDWAY PLACE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 28146 (STREET ADDRESS)	Par. 23
NASHVILLE, TENNESSEE 37206 (CITY) (P. O. ZONE) (STATE)	ATLANTA, GEORGIA 30328 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming an unpaid indebtedness as described and recorded in Book _____, page _____, Register's Office for Davidson County, Tennessee, which grantees assume, promise to pay and agree to hold the grantors harmless from the same.

DONALD R. RICH, ET UX, PATSY H. RICH,

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN W. HELTON, ET UX, ARGIE V. HELTON, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 29 on the Map of F. O. Beasley's Subdivision of Block "C" opposite the Douglas Place, of record in Book 2, page 66, Chancery court at Nashville, Tennessee.

Said Lot No. 29 fronts 50 feet on the northerly side of Groven Avenue, now called Ordway Place, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Donald R. Rich and wife, Patsy H. Rich, by deed from A. B. Cripps, J. B. Cripps and Jabin Cripps, of record in Book 4573, page 327, R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,956.31

Subscribed and sworn to before me, this the 12th day of July, 19 72

Affiant: x Argie V. Helton

My commission expires (Affix Seal) 11-12-73

Notary Public: Thomas M Black

This is unimproved ( ) improved (X) property, known as 1305 Ordway Place, Nashville, Tennessee 37206
(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

grantees, their

(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 appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand S this* 12th *day of* July, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Donald R. Rich

x Patsy H. Rich

RECEIVED FOR RECORD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* DONALD R. RICH, ET UX, PATSY H. RICH,

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 NASHVILLE, *Tennessee, this* 12TH *day of* JULY, *19*72.

Notary Public

Commission expires 11-12-75

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 .....

JUL 13 72 CONV 16,956.31
JUL 13 72 S'TAX A* 44.20
JUL 13 72 PB'FEE A* .50
JUL 13 72 W'DEED A* 4.00 * 48.70

B 67.167

IDENTIF. REFERENCE

JUL 13 10 48 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

DONALD R. RICH, ET UX

TO

JOHN W. HELTON, ET UX

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS