This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tenn. 37115

BOOK 4769 PAGE 941

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Helms (NAME)	Collateral Investment Company (NAME)	Map 71-15
1207 Meridian Street (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Parcel 400
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35203 (CITY) (ZONE) (STATE)	20W-19755

FOR AND IN CONSIDERATION of the sum of $10.00 OVC

TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Maude Phelps, a widow

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

John D. Helms and wife, Annie Helms, their

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

Lot No. 4 on the Plan of Crutcher's Subdivision of part of the Lucy H. Lindsley Property as of record in Book 161, page 129, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the easterly margin of Meridian Street and extends back 150 feet between parallel lines to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to T. J. Phelps, now deceased, and wife, Maude Phelps, by deed from Frank C. Hitchcock and wife, Madolin Hitchcock of record in Book 676, page 86, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 3rd day of December, 19 73

Affiant Annie Helms.

My commission expires 11-17-76 (Affix Seal)

Notary Public Deanie G. Floyd

This is unimproved ( ) improved (XX) property, known as 1207 Meridian Street, Nashville, Tennessee
(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

JOHN D. HELMS AND WIFE, ANNIE HELMS, their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOHN D. HELMS AND WIFE, ANNIE HELMS, their

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

Witness my *hand this* 3rd *day of* December, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maude Phelps
Maude Phelps

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* Maude Phelps

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

Witness my hand and official seal at Madison *Tennessee, this* 2nd *day of* December, *19* 73

Commission expires 11-17-76 Deanie G. Floyd *Notary Public*

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*_____.

Commission expires _____ _____ *Notary Public*

DEC-6 CONV 12,000.00
DEC-6 S TAX A* 31.20
DEC-6 PR FEE A* .50
DEC-6 W DEED A* 4.00 * 35.70

WARRANTY DEED
FROM
Maude Phelps
TO
John D. Helms et ux

C 3 4 1 6 2

IDENTIF. REFERENCE

DEC 6 8 43 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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