FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,750.00

Frederick W. Helfer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 1975.

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 3300 Hillsboro Road, Nasvhille, Tn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick W. Helfer, et ux (NAME)	First Federal Savings and Loan (NAME)	73-8
2903 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	Fourth at Union (STREET ADDRESS)	12
Nashville, Tn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	3D-43872

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, James Lou Claxton, a married woman and formerly Spurlock, Steven Mitchell Anderson, Victoria Christine Bryan (formerly Anderson) and Teresa Jo Ellis (formerly Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERICK W. HELFER and wife, JUDITH T. HELFER

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. 279 on the Plan of Sunset View, Section 4, Addition 1, as of record in Book 2854, page 1, Register's Office for said County.

SAID Lot No. 279 fronts 122 feet on the southwesterly side of McGavock Pike and extends back 320 feet on the southeasterly line and 326.8 feet (actual field measurement being 326.9') on the northwesterly line, which is a broken line, to a dead line, measuring 81.9 feet thereon.

BEING ALL THE SAME property conveyed to James Lou Spurlock for life only, at her death to Steve Anderson, Victoria Anderson and Teresa Anderson remaindermen by deed from J. M. Sparkman and wife, Christine Sparkman as of record in Book 3616, page 407, Register's Office for Davidson County, Tennessee.

James Lou Claxton is one and the same person as James Lou Spurlock.
Steven Mitchell Anderson is one and the same person as Steve Anderson.
Victoria Christine Bryan is one and the same person as Victoria Anderson.
Teresa Jo Ellis is one and the same person as Teresa Anderson.

Steven Mitchell Anderson, Victoria Christine Bryan and Teresa Jo Ellis all being over eighteen (18) years of age.

Carol Anne Rogers Anderson, wife of Steven Mitchell Anderson, joins in this instrument to convey all her right, title and interest is said property.

unimproved ( )
This is improved (X) property, known as 2903 McGavock Pike (House Number) (Street) Nashville, Tennessee (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 our hand S this 4th day of November, 1975

James Lou Claxton
JAMES LOU CLAXTON

Steven Mitchell Anderson
STEVEN MITCHELL ANDERSON

Victoria Christine Bryan
VICTORIA CHRISTINE BRYAN

Teresa Jo Ellis
TERESA JO ELLIS

x Carol Anne Rogers Anderson
Carol Anne Rogers Anderson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN MITCHELL ANDERSON, VICTORIA CHRISTINE BRYAN, TERESA JO ELLIS and JAMES LOU CLAXTON and Carol Anne Rogers Anderson

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 14 day of November 1975

My Commission Expires MAY 8, 1978
Commission expires

Wm E McDowell
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) as such _____ and (they) _____, 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

JAMES LOU CLAXTON, A LIFE ESTATE, ET AL

TO

FREDERICK W. HELFER, ET UX

D 25451

IDENTIF. REFERENCE

Nov 21 2 44 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV 21 75	CONV	75,750.00				
NOV 21 75	S'TAX		B*	196.82		
NOV 21 75	PR'FEE		B*	.50		
NOV 21 75	W'DEED		B*	4.00	*	201.32

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.