This instrument prepared by: Jackson, Tanner and Reynolds
Attorneys at Law
507 American Trust Building
Nashville TN 37201

mail-T

BOOK 5000 PAGE 561

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John C. Beasley et ux	Guaranty Mortgage Company	8DA 22510
(NAME)	(NAME)	
6020 Deal Avenue	First American Center	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37209	Nashville TN 37238	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ....

TEN and no/100 ---------- ($10.00) -------- *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid principal balance of a note in the original amount of $19,500.00, to Guaranty Mortgage Company of Nashville, secured by a deed of trust to Thomas M. French, Jr., Trustee, and recorded in Book 4956, page 19, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, David N. Helton and wife, Betty J. Helton,

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

John C. Beasley and wife, Celia B. Beasley,

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

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 38 on the Plan of T. M. Nall's Subdivision, as of record in Book 421, page 63, Register's Office for said County.

Said part of Lot No. 38 fronts 50 feet on the north side of Deal Avenue and runs back between parallel lines 217.8 feet to a dead line.

Being the same property conveyed to David N. Helton and wife, Betty J. Helton, by deed from George William Thomas and wife, Martha L. Thomas, of record in Book 4956, page 17, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,956.60

Subscribed and sworn to before me, this the 24 day of February 19 76

Affiant

My commission expires: July 27, 1977 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6020 Deal Avenue, Nashville TN 37209
(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 C. Beasley and wife, Celia B. Beasley,

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 for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John C. Beasley and wife,
Celia B. Beasley, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 24 day of February, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David N. Helton

Betty J. Helton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ann Williams, *a Notary Public in and for said County and State,* David N. Helton and wife, Betty J. Helton, *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* 24 *day of* February, *19*76.

Ann Williams *Notary Public*

ANN WILLIAMS NOTARY PUBLIC DAVIDSON CO.

Commission expires July 27, 1977

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 .....

2-27-76

Co. 20.956.60
St 54.60
Q Fee .50
Le Road 4.00
59.10

WARRANTY DEED

FROM

DAVID N. HELTON et ux

TO

JOHN C. BEASLEY et ux

D 37835

IDENTIF. REFERENCE

FEB 27 12 17 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238