Gdlp Title 1074061

This Form furnished by Attorneys Title Company, Inc.

BOOK 5040 PAGE 259

Form No. WD-2

FROM

Jerry P. Black, Jr., and wife,

Judy Wood Black

TO

J. Leon Helguera and wife,
Byrd S. Helguera

For draftsman's use

This instrument prepared by
W. Harold Bigham, Attorney
Vanderbilt University
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Leon Helguera (NAME)	Home Federal Savings & Loan Assoc (NAME)	
2309 Sterling Road (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	117-3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	130 Pat

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JUN 29 2 14 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

D 5 5 9 8 6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 53,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: March 31, 1979

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further considersation the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Jerry P. Black, Jr., and wife, Judy Wood Black, to Charles Nelson, Jr., Trustee, of record in Book 4650, page 271, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, Jerry P. Black, Jr., and wife, Judy Wood Black have bargained and sold, and by these presents do transfer and convey unto the said J. Leon Helguera and wife, Byrd S. Helguera their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block 8, Plan of the Stokes Tract, as of record in Book 974, page 24, said Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry P. Black, Jr., and wife, Judy Wood Black, by deed from Karl L. Sollmann and wife, Nancy G. Sollmann, of record in Book 4650, page 269, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1066, page 70, said Register's Office, and the Plan of record in Book 974, page 24, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

BOOK 5040 PAGE 260

WD-2

This is {unimproved / improved} {x} property, known as 2309 Sterling Road (House Number) (Street) Nashville, Tennessee 37215 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Leon Helguera and wife, Byrd S. Helguera their heirs and assigns, forever.

And we do covenant with the said J. Leon Helguera and wife, Byrd S. Helguera 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.

And we, Jerry P. Black, Jr., and wife, Judy Wood Black do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Leon Helguera and wife, Byrd S. Helguera, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 28th day of June, 19 76

Jerry P Black Jr
Judy Wood Black

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry P. Black, Jr., and wife, Judy Wood Black

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 28th day of June, 19 76

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Jo Ann Smith, Notary Public.

Commission expires March 21, 1979

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 .....

JUN 28 CONV 53,900.00
JUN 29 S'TAX B* 139.86
JUN 29 PR'FEE B* .50
JUN 28 RECORD B* 4.00 * 144.38

Witness my hand and seal, at office in .....,
this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....