WARRANTY DEED

BOOK 5048 PAGE 912

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph J. Cunningham et ux	SAME	24W 7275
(NAME) 2613 Barton Ave.	(NAME)	Map 104-11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Par 227
(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 considerations, the receipt of which is hereby acknowledged,

JUL23'76	CONV	43,240.00		
JUL23'76	S'TAX		B* 112.32	
JUL23'76	PR'FEE		B* .50	
JUL23'76	W'DEED		B* 4.00	* 116.82

We, J. Leon Helguera and wife, Byrd Stone Helguera,

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

Joseph J. Cunningham and wife, Diane Cunningham

their ~~XXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 69 and the easterly 50 feet of lot No. 70 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

Said lot No. 69 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines 260 feet, more or less, to an alley. Said part of lot No. 70 fronts 50 feet on the southerly side of Barton Avenue and runs back between parallel lines 260 feet, more or less, to an alley.

Being the same property conveyed to J. Leon Helguera and wife, Byrd Stone Helguera, by deed from John C. Wahlke and wife, Virginia J. Wahlke, dated April 22, 1963, of record in Book 3534, page 579, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 43,240.00

Subscribed and sworn to before me, this the 20th day of July 19 76.

Affiant

My commission expires: 5-29-77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2613 Barton Ave., Nashville, Tennessee 37212
(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 ~~XXXXX~~ heirs and assigns forever. We covenant that we lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees their ~~XXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 20th day of July, 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.

J. Leon Helguera
J. LEON HELGUERA

Byrd S. Helguera
BYRD STONE HELGUERA

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Leon Helguera and wife, Byrd Stone Helguera

the within named 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 20th day of July, 1976.

Notary Public

Commission expires 5-29-77

STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY:

Charles Patterson Cron
Attorney at Law
223 Madison Street
Madison, Tennessee 37115

WARRANTY DEED

FROM
J. Leon Helguera et ux

TO
Joseph J. Cunningham et ux

TITLE INSURED BY POLICY NUMBER:

D 59822

Title Associates, Inc. Settlement Service

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE Company of New York