BOOK 5209 PAGE 87

THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES B. HELME (NAME:)	FIRST FEDERAL SAVINGS & LOAN ASSOCIATION (NAME:)	Map 116-12-A
3704-K ESTES ROAD (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Parcel 10
NASHVILLE, TN 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS,* and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantee of the unpaid balance of an indebtedness in the original principal amount of $20,000.00 secured by a Deed of Trust executed by the Grantors to T. I. Holman, Jr., Trustee, of record in Book 5056, page 790, Register's Office for Davidson County, Tennessee, Walter E. Gerick, Jr. and wife, Margaret N. Gerick (the "Grantors"),

OCT 14 77	CONV	86,000.00			
OCT 14 77	S'TAX		B*	223.60	
OCT 14 77	PR'FEE		B*	.50	
OCT 14 77	W'DEED		B*	6.00	* 230.10

have bargained and sold, and by these presents do transfer and convey unto the said James B. Helme (the "Grantee"), his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Unit No. 10 on the Plat of Estes Glen Residential Condominiums, Phase II, of record in Book 4885, page 152, Register's Office for Davidson County, Tennessee. Also included is an unencumbered undivided one-twelfth (1/12th) of all the general common elements as described in the Master Deed of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, said Register's Office; the carport adjacent to Unit No. 10 as shown on the Plan attached as Exhibit "A" to the Master Deed aforesaid; and any part of open space shown on the Plan aforesaid clearly delineated for independent use adjacent to and in connection with the use of the foregoing.

Being the same property conveyed to Walter E. Gerick, Jr. and wife, Margaret N. Gerick, by deed from Walter R. Benneyworth and wife, Dorothy B. Benneyworth, of record in Book 5056, page 787, 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 $ 86,000.00

Subscribed and sworn to before me, this the 14th day of October 1977

Affiant

My commission expires: 2/23/80 (Affix Seal)

Notary Public

JOSEPH G. CUMMINGS, JR. NOTARY PUBLIC DAVIDSON COUNTY

Said property is sold and conveyed subject to the following:

1. 1977 real property taxes, which have been prorated and assumed by the Grantee;

2. All provisions, covenants, and restrictions contained in the Master Deed of Estes Glen Residential Condominiums, of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, said Register's Office, and the By-laws of the Association of Owners of Estes Glen Residential Condominiums, attached to said Master Deed as Exhibit "C," of record in Book 4923, page 411, said Register's Office;

3. All matters shown on the Plat of Estes Glen of record in Book 4715, page 91, Register's Office for Davidson County, Tennessee, as supplemented by the Plat of Estes Glen Residential Condominiums, Phase II Building Schedule, of record in Book 4885, page 152, said Register's Office, the Plat of record in Book 4715, page 91, having been superseded by a Revised Plat of Estes Glen of record in Book 5060, page 138, said Register's Office;

4. Agreements for dedication of easements for water mains and appurtenances of record in Book 5202, page 388, and in Book 5204, page 837, Register's Office for Davidson County, Tennessee; and

5. The Deed of Trust aforesaid, of record in Book 5056, page 790, Register's Office for Davidson County, Tennessee.

Possession of the above described premises shall be delivered to the Grantee on or before October 25, 1977.

unimproved ( )
This is improved (X) property, known as 3704-K Estes Road, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantee *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated herein. Notice is expressly given that the Master Deed permits the annexation of additional property, in which event the percentage of undivided ownership interest in the common elements shall automatically be shifted and reallocated and reduced.

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 14th *day of* October, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter E. Gerick Jr.
WALTER E. GERICK, JR.

Margaret N. Gerick
MARGARET N. GERICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Gerald Cummings, Jr., a Notary Public in and for said County and State, the within named Walter E. Gerick, Jr. and wife, Margaret N. Gerick,

the 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 6 day of October, 1977.

J. Gerald Cummings
Notary Public

Commission Expires 2/23/80

J. GERALD CUMMINGS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

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

....., Notary Public.

Commission Expires.....

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.....

3 11 16 3 4

T
IDENTIF. REFERENCE

OCT 13 3 11 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.