BOOK 5212 PAGE 221

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Samuel E. Helms Jr. & Wife Deborah BANKston Helms | | |
| Mr. & Mrs. Samuel E. Helms, Same | | 95-3-75 |
| (NAME) Jr. | (NAME) | |
| 6001 Old Hickory Blvd | | Field Bk. No. |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, Tenn. 37076 | | 3D-3630 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 ($10.00) ---------- DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JUANITA HEARN, a widow,

OCT 20 CONV 27,000.00
OCT 20 S'TAX B* 70.20
OCT 20 PR'FEE B* .50
OCT 20 W'DEED B* 4.00 * 74.70

have bargained and sold, and by these presents do transfer and convey unto the said SAMUEL E. HELMS, JR. AND WIFE, DEBORAH BANKSTON HELMS,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 126 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the westerly margin of Fairway Drive, at the common corner of Lots 126 and 151; thence with the line between said lots, westwardly 125 feet to a corner of Lot 127; thence with the line between Lots 126 and 127, northwardly 127.9 feet to the southerly margin of Sweetwood Road; thence with the margin of said Road, eastwardly 94.6 feet to a point, thence continuing with the same eastwardly 29 feet to the beginning of a curve; thence along said curve, southeastwardly 40.4 feet to the westerly margin of Fairway Drive; thence with the margin of said Drive, southwardly 113.5 feet to the beginning.

Being the same property conveyed to Juanita Hearn, a widow, by deed from Caroline D. Henderson and Freda Henderson, of record in Book 5163, Page 40, Register's Office of Davidson County, Tennessee.

Above property is subject to restrictions in Book 416, Page 145, amended in Book 1846, Page 109, in Book 1855, Page 377, and amended in Book 1876, Page 264, Register's Office of Davidson County, Tennessee, and to setback lines and easements as shown on recorded plat.

This is unimproved ( ) improved (X) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

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.

Whenever 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 hands this 27th day of July, 19 77.

Juanita Hearn
JUANITA HEARN

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5212 PAGE 222

Personally appeared before me, THE UNDERSIGNED, , a Notary Public in and for said County and State, the within named JUANITA HEARN

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

Witness my hand and official seal at Donelson, Tenn., this 27th day of July, 19 77.

My commission expires Nov. 20, 1978 Notary Public Frank M. Keathley

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Juanita Hearn

Sworn to and subscribed before me this 27th day of July, 19 77.

My commission expires Nov. 20, 1978 Notary Public Frank M. Keathley

NOTARY PUBLIC DAVIDSON CO., TENN.

This instrument was prepared by:

BRILEY, RICHARDS & WRENNE, ATTYS., 344 Public Sq. Bldg., Nashville, Tenn.

| Name | Address |
|---|---|

WARRANTY DEED

FROM Juanita Hearn, a widow

TO Samuel E. Helms, Jr. et ux, Deboran Bankston Helms

E 32126

IDENTIF. REFERENCE

OCT 20 1 12 PM '77

REGISTER

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219