BOOK 5232 PAGE 61 77-12-10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF December, 1977.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Heleva et ux (NAME)	The Lomas & Nettleton Company (NAME)	147-1-166
308 Edgeview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	6DU-22285
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRUCE POWERS and wife, JEAN C. POWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW J. HELEVA and wife, PATRICIA A. HELEVA

HEREINAFTER CALLED THE GRANTEES, 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 215 on the Revised Plan of Caldwell Hall Section 1, of record in Book 2900, Pages 57, 58, and 59, Register's Office for said County, as follows:

BEGINNING at a point in the northerly margin of Edgeview Drive, said point being the common corner of Lots 214 and 215; thence with the line between said two lots northwardly 116.6 feet to a point; thence westwardly 131.2 feet to the southeasterly margin of West Longdale Drive; thence with the southeasterly margin of said West Longdale Drive, southwestwardly 107.37 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, to the left 38.10 feet to the northerly margin of Edgeview Drive; thence with the northerly margin of said eastwardly 161.07 feet to the point of beginning.

BEING the same property conveyed to Bruce Powers and wife, Jean C. Powers by deed from Quinton M. Ray and wife, Marjorie Ray of record in Book 4504, Page 605, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2929, Page 117; and Book 2997, Page 93, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 308 Edgeview Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 5th day of December, 1977

BRUCE POWERS

JEAN C. POWERS

STATE OF TENNESSEE
Davidson County

BOOK 5232 PAGE 62

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Powers and wife, Jean C. Powers

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 5th day of December 19 77

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

FILE IN BOX 4

WARRANTY DEED

FROM
BRUCE POWERS and wife,

JEAN C. POWERS

TO
MATTHEW J. HELEVA

PATRICIA A. HELEVA

E 4115 §

IDENTIF. REFERENCE

DEC 9 3 57 PM '77

DEC-9-77	CONV	41,900.00			
DEC-9-77	S'TAX		B*	108.94	
DEC-9-77	PR'FEE		B*	.50	
DEC-9-77	W'DEED		B*	4.00	* 113.44

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.