WARRANTY DEED

BOOK 5239 PAGE 176

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Michael S Kane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 19 77

Douglas R Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1978
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL S. KANE, et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	43-9
336 DULING AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 786 (STREET ADDRESS)	325
MADISON, TN 37115 (CITY) (STATE) (P. O. ZIP)	BRENTWOOD, TENN. 37027 (CITY) (STATE) (ZIP)	11D 55745

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, RICHARD A. HELTON and wife, VICKI L. HELTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL S. KANE and wife, SANDRA L. KANE

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 Tract No. 3 in the deed from Jesse R. Maggart and wife, Helen B. Maggart to R. R. Mincy, recorded in Book 3104, page 77, Register's Office for said County, described as follows:

Beginning at the southwest corner of Duling Avenue and Bixler Avenue, thence South 7° 39' west 38.6 feet to an iron stake; thence south 2° 59' West 186.4 feet to an iron stake; thence north 86° 13' West 58.8 feet to an iron stake; thence north 3° 45' east 225 feet to the margin of Duling Avenue; thence south 86° 11' east 58.8 feet along the margin of Duling Avenue to the point of beginning.

Being the same property conveyed to Richard A. Helton and wife, Vicki L. Helton by deed from Larry E. Etheridge and wife, Betty Jean Etheridge of record in Book 4693, page 865, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 336 DULING AVENUE, MADISON, TN 37115
(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 hands this 28th day of December, 19 77

Richard A. Helton
RICHARD A. HELTON

Vicki L. Helton
VICKI L. HELTON

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 Richard A. Helton and Vicki L. Helton

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 Goodlettsville, Tennessee this 29th day of December, 19 77

Douglas R. Beaty
Notary Public

Commission Expires October 28, 1978

DOUGLAS R. BEATY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
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 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 official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

E 44285

IDENTIF. REFERENCE

JAN 3 9 08 AM '78

FELIX Z. ALEXANDER REGISTER
DAVIDSON COUNTY, TENN.

JAN-3[78]	CONV	26,000.00			
JAN-3[78]	S'TAX		8*	67.60	
JAN-3[78]	PR'FEE		8*	.50	
JAN-3[78]	W'DEED		8*	4.00	* 72.10

WARRANTY DEED

FROM
RICHARD A. HELTON, et ux

TO
MICHAEL S. KANE, et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York