BOOK 5273 PAGE 105

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 1978

Notary Public

MY COMMISSION EXPIRES: July 28, 1981

(AFFIX SEAL)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS INSTRUMENT WAS PREPARED BY
R. Kent Wildman, Attorney, 217 Second Ave., North, Nashville, Tn 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Helton Etux	National Mortgage Company	91-15
(NAME)	(NAME)	
5304 Elkins	4041 Knight Arnold Road	49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn	Memphis, Tenn. 38118	12W00760
(CITY) (STATE) (P. O. ZIP)	(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~~ I, James D. Hughey

HEREINAFTER CALLED THE GRANTOR~~S~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David N. Helton Etux Betty Jo Helton

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 the westerly 50 feet of the southerly 150 feet of Block 6 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition,

As of record in Book 421, page 18, Register's Office for said County, and that part of the right-of-way of the N. C. and St. L. Railroad (now abandoned) immediately west of Block No. 6, described together as follows:

BEGINNING on the northerly margin of Elkins, formerly 2nd Avenue, 120 feet west of the northwest corner of said Avenue and 53rd Avenue North, formerly 12th Street, thence northwardly 150 feet; thence westwardly 70 feet; thence southwardly 150 feet to the northerly margin of Elkins Avenue; thence with said Avenue eastwardly 70 feet to the beginning.

BEING the same property conveyed to James D. Hughey by Deed from John B. Hardcastle, Trustee, of Record in Book 5271, Page 480, R.O.D.C.T.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to National Mortgage Company of Record in Book 4563, page 584, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 5304 Elkins Avenue, 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 my hand this 7th day of April, 19 78

JAMES D. HUGHEY

STATE OF TENNESSEE
Davidson County

BOOK 5273 PAGE 106

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named James D. Hughey

the bargainor, with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of April 19 78

Commission expires July 28, 1981 Patricia L. Coleman
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
JAMES D. HUGHEY

TO
DAVID HELTON Etux

Title Box 10

E 5 9 6 8 4

IDENTIF. REFERENCE

APR 13 1 59 PM '78

FELIX Z. WILSON Jr. REGISTER
DAVIDSON COUNTY, TENN.

APR 13 78	CONV	23,500.00			
APR 13 78	S'TAX		B*	61.10	
APR 13 78	R'FEE		B*	.50	
APR 13 78	W'DEED		B*	4.00	* 65.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.