This Instrument Prepared By:

Kelley, Herbert, & Crawford
Floor, L & C Tower

WARRANTY DEED

BOOK 5332 PAGE 208
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-54	Mr/Mrs Clyde M. Helton	First Federal Savings & Loan Fourth & Union Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 05037728
12W-000785	5314 Elkins Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated May 21, 1975, in the original principal sum of $11,500.00, payable to First Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Joseph S. Reese and wife, Margaret B. Reese, to T. I. Holman, Jr., Trustee, as of record in Book 4916, page 224,

JOSEPH S. REESE and wife, MARGARET B. REESE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLYDE M. HELTON and wife, ANNIE M. HELTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Block 5, on the Plan of Realty Savings Bank & Trust Company's First Addition to Nashville, as of record in Book 421, page 18, described according to a survey made by William Collier Parrish, Associates-Civil Engineers, October 10, 1958, as follows;

BEGINNING at an iron pin in the north margin of Elkins Avenue, 150 feet east of the east margin of 54th Avenue, North; thence northerly 146 feet to an old tree line, said point being 166.6 feet east of the east margin of 54th Avenue, North; thence easterly along said old tree line, parallel to Elkins Avenue, 60 feet to a point, 4 feet south of an iron pin; thence southerly 146 feet to aniron pin in the nroth margin of Elkins Avenue; thence with the margin of the same, westerly 60 feet to the point of beginning.

Being the same property conveyed to Joseph S. Reese and wife, Margaret B. Reese, by deed from William J. Rainey and wife, Ann E. Rainey, as of record in Book 4916, page 222.

AUG 31 78	CONV	27,497.12			
AUG 31 78	S'TAX		B*	71.50	
AUG 31 78	PR'FEE		B*	.50	
AUG 31 78	W'DEED		B*	4.00	* 76.00

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1978 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30 day of August, 1978.

Joseph S. Reese
Joseph S. Reese

Margaret B. Reese
Margaret B. Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5332 PAGE 209

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joseph S. Reese and wife, Margaret B. Reese 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, the 30 day of August, 1978.

Notary Public

My commission expires: 7-27-81

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 27,497.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August 78

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

E 8 6 1 7 0

IDENTIF. REFERENCE

AUG 31 10 09 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM JOSEPH S. REESE AND WIFE

TO CLYDE M. HELTON AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

Notary Public