BOOK 5407 PAGE 549

Form No. WD-1

9781 03/19/103.04- CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

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

37 900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH 19 79

Notary Public

MY COMMISSION EXPIRES 1/5/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville, Tenn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K. David Johnson	Guaranty Mortgage Company	12W 00760
(NAME)	(NAME)	
5304 Elkins Avenue	P. O. Box 786	91-15-49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Brentwood, Tennessee 37027	
(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 David N. Helton and wife Betty Jo Helton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO K. David Johnson and wife Deborah Ann Johnson

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 No. 6 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for said County, and the easterly 20 feet of the now abandoned N.C. and St. L. Railroad right-of-way and more fully described according to a March 8, 1979, survey by John Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

BEGINNING at a point on the northerly margin of Elkins Avenue located westwardly 120 feet from the intersection of the westerly margin of 53rd Avenue North, formerly 12th Street, and said margin of Elkins Avenue, formerly 2nd Avenue, said point also being the southwesterly corner of the Mabel L. Crocker property (Book 2198, page 592, said Register's Office); thence, with Crocker's westerly property line, northwardly 150 feet to a point in the southerly line of the Roy Elton Beeler property (Book 4958, page 857, said Register's Office); thence, with Beeler's southerly property line and the southerly line of the Ecology Sales, Inc. property (Book 5146, page 24, said Register's Office), westwardly, crossing the easterly line of said abandoned railroad property at 50 feet, a total distance of 70 feet to a point at the northeasterly corner of the Matthew J. Fetherling property (Book 1224, page 425, said Register's Office); thence, with Fetherling's easterly property line, formerly the center line of said abandoned railroad right-of-way, southwardly 150 feet to a point on the northerly margin of Elkins Avenue; thence, with said margin, eastwardly 70 feet to the point of beginning.

BEING the same property conveyed to David N. Helton and wife, Betty Jo **

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 our hand this 16TH day of MARCH, 19 79

David N. Helton

Betty J. Helton

BOOK 5407 PAGE 550

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 David N. Helton and wife Betty J. Helton

the bargainors, 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 16TH day of MARCH 19 79.

Commission expires 8/5/83

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 David N. Helton

TO R. David Johnson

F. I. 9333

IDENTIF. REFERENCE

MAR 19 3 46 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

**Helton by deed from James D. Hughey of record in Book 5273, page 105, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5407 PAGE 551

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37900.00- CAMT.	
			98.54 CSTAX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	103.04-
9781	A	03/19/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 9 3 3 1

IDENTIF. REFERENCE

MAR 19 3 46 PM '79

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

No. 671356