WARRANTY DEED

BOOK 5557 PAGE 350

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1980.

Notary Public

MY COMMISSION EXPIRES: 5-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, Attorneys 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMUEL E. HELMS, JR.et ux (NAME)	-SAME- (NAME)	Map 95-3
208 Brandywine Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 49
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	03DZ-05690

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, PAULINE TAYLOR SMITH, a Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL E. HELMS, JR. and wife, DEBORAH BANKSTON HELMS

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 No. 125 on the Plan of Merry Oaks Subdivision, Section I, as of record in Plat Book 1835, pages 67 and 68, said Register's Office.

Beginning on the westerly margin of Fairway Drive, being the corner of Lots Nos. 124 and 125; thence with the line between said two Lots westwardly 156.5 feet to the easterly line of Lot No. 123; thence with the line between Lots Nos. 123 and 125 southwardly 105.7 feet to the northerly margin of Sweetwood Road; thence with the said Road eastwardly 108 feet to the beginning of a curve; thence around said curve in a northeasterly direction 40.9 feet to the westerly margin of Fairway Drive; thence with said Drive northwardly 101.3 feet to the beginning.

Being the same property conveyed to Horace A. Smith and wife, Pauline Taylor Smith by deed from Lipscomb G. Harding and wife, Idabell N. Harding, as of record in Book 2963, page 273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Taxes for the year 1980 have been settled between the parties and are assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as 2322 Sweetwood Road, Nashville, TN 37214
(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 16th day of January, 1980

Pauline Taylor Smith

Pauline Taylor Smith

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 Pualine Taylor Smith, a Widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of January, 1980

Commission Expires 5-18-81

Notary Public.

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

F 72954

8195 01/21 133.90- CHECK

IDENTIF. REFERENCE

JAN 21 8 40 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

PAULINE TAYLOR SMITH

TO

SAMUEL E. HELMS, JR. et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Service

Compliments of

Title Associates, Inc.

REPRESENTING

U.S. LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5557 PAGE 352

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		49000.00-	CO	
		127.40	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	133.90-
8195A01/21/80		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F72954

IDENTIF. REFERENCE

JAN 21 8 40 AM '80

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

No. 737674