H 0 3 0 9 3

IDENTIF. REFERENCE

AUG 9 8 45 AM '82

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$67,858.76 James Roy Helton II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 1982.

Notary Public

MY COMMISSION EXPIRES: April 17, 1983

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Roy Helton, II etux (NAME)	Mortgage Corporation of the South (NAME)	4D-65008
4721 Pheonix Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	Map 75-4
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	Parcel 131

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, Don E. Wilson and wife, Alma M. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Roy Helton, II and wife, Susan Elizabeth 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 Lot No. 342 on the Plan of Tulip Grove, Section 6, of record in Book 4460, page 19, Register's Office for said County.

Said Lot No. 342 fronts 87.95 feet on the northerly side of Pheonix Drive and extends back 146.26 feet on the easterly line and 145.75 feet on the westerly line to a dead line measuring 94.85 feet thereon.

BEING the same property conveyed to Don E. Wilson and wife, Alma M. Wilson by deed from James W. Cates, Sr. and wife, Margaret E. Jackson Cates, of record in Book 5211, page 937, said Register's Office.

THIS conveyance is subject to restrictive covenants filed of record in Book 4511, page 994, and all building lines and easements as shown on the recorded plat.

IT IS UNDERSTOOD AND AGREED that as a part of the consideration of the transfer herein is the assumption of a certain Deed of Trust filed of record in Book 5211, page 939, said Register's Office, dated October 18, 1977, payable to the order of Mortgage Corporation of the South, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

unimproved ( )
This is improved (X) property, known as 472 Pheonix Drive, Hermitage, TN 37076
(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 s this 2nd day of August, 19 82

DON E. WILSON: Don E Wilson

ALMA M. WILSON: Alma M. Wilson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5921 PAGE 351

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don E. Wilson and wife, Alma M. Wilson

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 2nd day of August 1982.

Commission expires April 17, 1983

Notary Public

STATE OF TENNESSEE }

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 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

DON E. WILSON AND WIFE,

ALMA M. WILSON

TO

JAMES ROY HELTON, II AND

WIFE, SUSAN ELIZABETH HELTON

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

State Tax $176.54
Fee $ .50
Recording Fee $ 2.00
Total $178.04
Receipt No. _____

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By M.J. Deputy

Filed for record Aug. 5, 1982
at _____ O'clock A M.
Noted In Note Book 21 Page # 94
Recorded In Deed Book #385 Page # _____
In the Register's office, for
Wilson County, Tennessee
On this 5th day of Aug. 1982
Margie L. Trice Register
By _____ Dep. Reg.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 5921 PAGE 352

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
			67858.76-	CO
			176.54	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	183.04-
		2146A08/09/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 3093

IDENTIF. REFERENCE

Aug 9 8 45 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 895545