THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

GENERAL WARRANTY DEED BOOK 5972 PAGE 228

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EUGENE JOHN HELDMAN (NAME)	Metropolitan Federal S&L Assn. (NAME)	Map 119-9
P. O. Box 110520 (STREET ADDRESS OR ROUTE NUMBER)	4th at Church (STREET ADDRESS)	Parcel 290
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB# 6DA17520

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by L. P. THWEATT, JR., hereinafter referred to as "Grantor," from EUGENE JOHN HELDMAN, hereinafter referred to as "Grantee," Grantor has this day bargained and sold and does hereby transfer and convey unto Grantee, his heirs and assigns, an interest in real property, being an undivided one-half (1/2) fee simple interest in and to certain improved real property located at 521 Central Avenue, Nashville, Davidson County, Tennessee, more particularly described as follows:

> BEING Lot No. 2 on the Plan of Grandview Heights and Thompson and Rings' Subdivision of Edenwold Park, a Plat of which is of record in Book 4300, Page 37, as amended by Book 4399, Page 878, Register's Office for Davidson County, Tennessee, which Plat as amended, reference is here made for a complete description of said Lot No. 2.
>
> BEING the same property conveyed to L. P. Thweatt, Jr., and Eugene John Heldman, as tenants in common, from Four B's, Incorporated, by a Deed of record in Book 4402, Page 849, said Register's Office, and re-recorded in Book 4464, Page 808, said Register's Office.
>
> This conveyance is made expressly subject to the following:
>
> 1. 1982 Metropolitan Nashville and Davidson County real property taxes and special assessments, which have been prorated at the closing and assumed by Grantee;
>
> 2. Matters shown on the Plat of record in Book 4300, Page 37, as amended by Book 4399, Page 878, Register's Office for Davidson County, Tennessee;
>
> 3. Utility easements serving the hereinabove described real property;

FILE BOX 42

4. Easements for ingress and egress to and from the hereinabove described real property;

5. All instruments given to evidence and secure an indebtedness in favor of Metropolitan Federal Savings and Loan Association in the original principal amount of One Hundred Twenty Thousand and No/100 ($120,000.00) Dollars, which is secured inter alia by a Deed of Trust on the hereinabove described real property;

6. All instruments given to evidence and secure an indebtedness in favor of the Estate of L. P. Thweatt, Sr., in the original principal amount of One Hundred Twenty-Five Thousand and No/100 ($125,000.00) Dollars, which is secured inter alia by a Deed of Trust on a portion of the hereinabove described real property;

7. Rights of third parties under unrecorded leases for portions of the hereinabove described real property; and

8. Any and all other matters affecting the title to the hereinabove described real property within the actual knowledge of Grantee.

TO HAVE AND TO HOLD the said interest in real property, with the appurtenances, estate, title and interest thereunto belonging unto Grantee, his heirs and assigns, forever. Grantor covenants that he is lawfully seized of said interest in real property, that he has a good right to convey the same, and that the same is unencumbered except as hereinabove provided.

Grantor covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said interest in real property to Grantee, his heirs and assigns, against the lawful claims of all persons, subject to the matters hereinabove stated.

Margaret A. Thweatt, wife of Grantor, has joined in the execution of this instrument for the purpose of conveying her marital rights, if any, in and to the real property hereinabove described.

IN WITNESS WHEREOF, this instrument has been executed as of the 1st day of December, 1982.

L. P. Thweatt, Jr.
L. P. THWEATT, JR.

Margaret A. Thweatt
MARGARET A. THWEATT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $208,255.37

Subscribed and sworn to before me, this the 30th day of November, 1982

Affiant

My commission expires: 7-27-86

(Affix Seal)

Notary Public

This is improved property known as 521 Central Avenue, Nashville, Tennessee 37211.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public in and for said County and State, the within named L. P. Thweatt, Jr., and wife, Margaret A. Thweatt, 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 29th day of Nov., 1982.

Jan Minshall
Notary Public

My Commission Expires:
7-27-86

H 19835

T. IDENTIF. REFERENCE

DEC 2 9 54 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5972 PAGE 231

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
			206255.37- CO	
			541.58 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	551.08-
3078A	12/02/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 19335

IDENTIF. REFERENCE

DEC 2 9 54 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913436