This isntrument prepared by J. Blake Freeman, Attorney, 333 Gallatin Rd., Madison, Tn. 37115

WARRANTY DEED

C. Blake Freeman Attv.

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nancy L. Sellars	Same	73 1
(NAME)	(NAME)	
2201 Milton Dr.		140
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville 37216 Tn.		
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6611 PAGE 137

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, MARGARET JORDAN HELSTROM AND HUSBNAND, LEE HELSTROM

have this day bargained and sold, and do hereby transfer and convey unto the said

NANCY L. SELLARS

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 45 on the Map of HIGHLAND VIEW SUBDIVISION, as of record in Book 1424, page 39, REgister's Office for said County.

SAID Lot No. 45 fronts 90 feet on the east side of Milton Drive and runs back between lines, 115 feet on the north line, 143.1 feet on the south line to a dead line in the rear on which it measures 95 feet.

BEING the same property conveyed to Margaret Jordan Helstrom by deed from Claude D. Jordan and wife, Jennie D. Jordan of record in Book 5763, page 353, Register's Office for Davidson County, Tennessee.

Lee Helstrom joins in this conveyance for the purpose of conveying any martial interest he may have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 19 day of July 1985

Affiant Nancy L. Sellars

My commission expires: 3-8-89

(Affix Seal)

Notary Public

STATE OF TENNESSEE LAND TRANSFER TAX

unimproved ( )
This is improved (XX) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

NANCY L. SELLARS

her *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* Except for 1985 taxes which have been prorated and assumed by the grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* NANCY L. SELLARS, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 19th *day of* July, 1985., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lee Helstrom
LEE HELSTROM

Margaret Jordan Helstrom
MARGARET JORDAN HELSTROM

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Margaret Jordan Helstrom and husband, Lee Helstrom

the within named 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 Madison, Tennessee
this 19 *day of* July, 1985

Commission expires 3-8-89

J. Blake Freeman
Notary Public

STATE OF TENNESSEE STATE AT LARGE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., 19.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

MARGARET JORDAN HELSTROM & HUSBAND

TO

NANCY L. SELLARS

G50145

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

FILED FOR REGISTER
DAVIDSON COUNTY, TN
FELIX Z. WILSON II
JUL 22 9 12 AM '85

IDENTIF. REFERENCE

J 2 2 2 3 2

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6611 PG 139

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

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

390[illegible].00- CAIT.
101.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 107.90-
9588A07/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 2 3 2

IDENTIF. REFERENCE

JUL 22 9 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155736