This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 249597 FILE BOX #35

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Donald E. Helms | Same | |
| (NAME) | (NAME) BOOK 6696 PAGE 463 | MAP 38 |
| 6064 Old Hickory Boulevard | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 109 |
| Nashville, Tennessee | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ---------- $10.00 ---------- *Dollars,*

cash in hand paid by Donald E. Helms and wife, Marty D. Helms and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Donald E. Helms and wife, Marty D. Helms have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $30,000.00 secured by deed of trust of record in Book 5890, page 262, Register's Office for Davidson, Tennessee.

J. Carr Christian, unmarried

*have this day bargained and sold, and do hereby transfer and convey unto the said* Donald E. Helms, and wife, Marty D. Helms

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pipe in the right-of-way line of Old Hickory Boulevard, referenced by the southwest corner of J. L. Perry residence, bearing of which is north 18 degrees 30 minutes west running with the south right-of-way line north 34 degrees 30 minutes east 149 feet, north 44 degrees east 187 feet, north 54 degrees east 151 feet, north 60 degrees east 102 feet, north 66 degrees east 97 feet to a point in the center of Stenburg Road; thence south 48 degrees 30 minutes east 100 feet to a point in the center of Stenburg Road; thence south 16 degrees west 724 feet to a point in the center of a branch which is about 50 feet below the fork of two branches; thence turning up the hill north 50 degrees west 510 feet to the point of beginning, containing 5.2 acres, more or less, according to a survey made by C. J. Carney, April 15, 1953.

Being the same property conveyed to J. Carr Christian, by deed from Robert F. Spann, Trustee of record in Book 5890, page 551, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $ 42,000.00

*Subscribed and sworn to before me this the* 25th *day of* October *19* 85

Affiant: Marty D. Helms

*My commission expires:* 4-20-86 (Affix Seal)

Notary Public: Cynthia B. Albrecht

*This is improved ( ) unimproved ( ) property, known as* 6064 Old Hickory Boulevard, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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.*

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

*Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.*

*In Witness our hands this* 25th *day of* October *19*____, *the* 85 *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Carr Christian

J. Carr Christian

6696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6696 PAGE 464

*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* J. Carr Christian, unmarried

*the within named bargainor* S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 25th *day of* October, *19* 85.

Cynthia B. Albrecht *Notary Public*

*Commission expires* 4-20-86

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 (or proved to me on the basis of satisfactory evidence), 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

J. Carr Christian

TO

Donald E. Helms etux

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN
OCT 30 | 39 PM '85

TOFT/TITLE/REFERENCE

488 7 8

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6696 PAGE 465

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 |
|---|---|---|---|---|
| | | | | |

420[illegible] .CO- CA[illegible]
109.20 CSTAX
.50 PREC
6.00 MDED
CHECK 115.70-
1800A10/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 0 8 3 7 9

IDENTIFICATION REFERENCE

OCT 30 1 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 187125