THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

# WARRANTY DEED

BOOK 6824 PAGE 827

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JOHN E. HELTON, ET UX | SAME | MAP 61-2 |
| (NAME) 1123 E. Cahal | (NAME) | PARCEL 148 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37206 | (STREET ADDRESS) | 12 DZ 12125 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

GERALD R. ANDERSON, BY AND THROUGH ALICE L. VIETH, ATTORNEY-IN-FACT FOR GERALD R. ANDERSON, hereinafter referred to as Grantor, *has bargained and sold, and does hereby transfer and convey unto the said* JOHN E. HELTON AND WIFE, MARGARET L. HELTON, hereinafter referred to as Grantees, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 109 on the Map of Section One, Gra-Mar Acres, as of record in Book 2133, page 27, Register's Office for said County, described as follows:

Said Lot No. 109 fronts 105 feet on the west side of Saunders Avenue and runs back between lines 382.6 feet on the north line and 373.9 feet on the south line to a dead line in the rear on which it measures 106 feet.

Being the same property conveyed to Gerald R. Anderson and wife, Mary E. Anderson, by deed of record in Book 2297, page 173, Register's Office for Davidson County, Tennessee; the said Mary E. Anderson having since died, property now vests solely in Gerald R. Anderson.

Alice L. Vieth executes this instrument on behalf of Gerald R. Anderson pursuant to Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,000.00

Subscribed and sworn to before me, this the 7 day of April 19 86.

Affiant John E. Helton

My commission expires: 3/8/89 (Affix Seal)

Notary Public Carolyn Duff

CAROLYN DUFF NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

This is improved (XX) unimproved ( ) property, known as 4411 Saunders Avenue, Madison, TN 37115 (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* Grantees, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

*Grantor further covenants and binds itself, its successors 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.*

*Witness* my *hand this* 7 *day of* April, 1986, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gerald R. Anderson
GERALD R. ANDERSON

BY: Alice L. Vieth
ALICE L. VIETH, ATTORNEY-IN-FACT FOR GERALD R. ANDERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ..... *a Notary Public in and for said County and State,* .....

.....

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

*Witness my hand and official seal at* ..... *Tennessee, this*.....*day of*. ....., *19*.....

..... *Notary Public*

*Commission expires*.....

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*.....

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Publci in and for said County and State, the within named ALICE L. VIETH, to me known to be the person who executed the foregoing instrument on behalf of GERALD R. ANDERSON and acknowledged that she executed the same as the free act and deed of the said GERALD R. ANDERSON, for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee this 7 day of April, 1986.

Carolyn Delffs
NOTARY PUBLIC

My Commission Expires: 3/8/89

CAROLYN DELFFS NOTARY PUBLIC AT LARGE TENNESSEE STATE

FELIX Z. WHITE
DAVIDSON COUNTY, TN
APR 9 10 01 AM '86
IDENTIFICATION REFERENCE
8 9 6 7

WARRANTY DEED
FROM
TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6824 PAGE 829

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | 540000.00- | CAMT. | |
| | VB | 540000.00 | CAMT. | |
| | | 54000.00- | CAMT. | |
| | | 140.40 | CSTAX | |
| | | .50 | PRFEE | |
| | | 6.00 | WDEED | |
| | | | CHECK | 146.90- |
| 1236A04/09/86 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

8 9 9 6 7.

IDENTIFI REFERENCE

APR 9 10 01 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235367