JOINT DEED

BANKRUPTCY TRUSTEE'S DEED AND CO-TENANTS DEED

WHEREAS, upon the filing of a Bankruptcy Petition on March 12, 1986, and the voluntary conversion of the same to a Chapter 7 petition for bankruptcy on March 22, 1988, in the United States Bankruptcy Court for the Middle District of Tennessee, same being Bankruptcy No. 386-01079, James Preston Tweedy and wife, Gail Francis Tweedy, did by act of law convey all right, title, and interest in and to the following described real property to the Bankruptcy Trustee; and

WHEREAS, by notice dated March 21, 1988, the said Bankruptcy Trustee, Jane B Forbes, gave notice that the property would be sold on April 23, 1988, at 10:00 a.m. to the highest and best bidder, free and clear of all liens, unless an objection and application for hearing was filed with the court within twenty days of the date of notice, an Order of the Court being entered as to the same, and whereas no objections were filed; and

WHEREAS, on April 23, 1988, pursuant to the power and authority granted to the said Jane B Forbes, Bankruptcy Trustee, all right, title, and interest of the debtor, James Preston Tweedy and wife, Gail Francis Tweedy, in and to the following described real property and improvements was sold to David N. Helton and wife, Betty Jo Helton, as tenants by entireties, for One Hundred Thirty-four Thousand Five Hundred Dollars ($134,500), which amount was the highest and best bid; and

WHEREAS, the co-tenant of James Preston Tweedy and wife, Gail Francis Tweedy, namely Gladys P. Healy, joins in this conveyance and GRANTS, BARGAINS, SELLS, AND CONVEYS, all of her right, title, and interest in and to the following described real property and improvement to the said David N. Helton and wife, Betty Jo Helton, to have and to hold the same unto said grantees, their heirs and assigns in fee simple, forever, for the aforesaid sum of One Hundred Thirty-four Thousand Five Hundred Dollars ($134,500); and,

NOW, THEREFORE, for and in consideration of One Hundred Thirty-four Thousand Five Hundred Dollars ($134,500), cash in

hand paid, the receipt and sufficiency of which is hereby acknowledged, I, Jane B. Forbes, Bankruptcy Trustee, of all right, title, and interest of James Preston Tweedy and wife, Gail Francis Tweedy, do hereby bargain and sell, and be these presents transfer and convey unto David N. Helton and wife, Betty Jo Helton, their heirs, successors, and assigns, the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Section Two, Saddle Ridge, of record in Book 5200, page 366 and 367, described as follows:
>
> Beginning at a point in the southwesterly margin of Saddle Ridge Trace, said point being the common corner between Lot No. 34 and Lot No. 35 on said plan; thence S 38 deg. 07' 00" W 182.13 feet to a point; thence N 49 deg. 02' 00" W 132.02 feet to a point; thence N 51 deg. 36' 55" W 96.50 feet to a point; thence N 54 deg. 04' 10" W 103.32 feet to a point; thence N 48 deg. 38' 10" W 115.14 feet to a point; thence N 40 deg. 19' 31" E 37.04 feet to a point in the southwesterly margin of Saddle Ridge Court; thence with the margin of same around a slight curve to the left 243.98 feet to a point; thence continuing with the southwesterly margin of Saddle Ridge Court N 73 deg. 34' 01" E 80.00 feet to the beginning of a curve; thence around said curve 35.99 feet to a point; thence along the westerly margin of Saddle Ridge Trace, around a slight curve to the left 163.34 feet to the point of beginning.
>
> Being the same property conveyed to James P. Tweedy and wife Gail F. Tweedy, as to an undivided 2/3% interest and Gladys P. Healy, as to an undivided 1/3% interest by deed from Marion Thurman and Willie K. David of record in Book 6245, page 322, Register's Office for Davidson County, Tennessee.
>
> And the above tracts being the same property conveyed to Jane B. Forbes, Bankruptcy Trustee, by act of law upon the filing of bankruptcy by James Preston Tweedy and wife, Gail Francis Tweedy, same being Case No. 386-01079, United States Bankruptcy Court, Middle District of Tennessee.

The undersigned, Jane B. Forbes, does hereby transfer and convey in her capacity as Bankruptcy Trustee and no further or otherwise, all of the right, title, interest and estate held by the said James Preston Tweedy and wife, Gail Francis Tweedy, in and to the above described real property on the date of the filing of a voluntary petition for bankruptcy, Case No. 386-01070 in the United States Bankruptcy Court for the Middle District of Tennessee.

AND, the undersigned, Gladys P. Healy, does hereby grant, bargain, sell, and convey, all of her right, title, and interest in and to the above described real property;

AND, the said Gladys P. Healy does hereby covenant with the said grantees, David N. Helton and wife, Betty Jo Helton, their heirs and assigns, that she is seized of an indefeasible estate in fee simple to one-third undivided interest in the said property, that she has a good and lawful right to convey the same, that she has the right to the possession, quiet use and enjoyment of said property, that said property is free and clear of all encumbrances and that she does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said grantees, their heirs, successors, and assigns, against the lawful claims and demands of all persons, whomsoever.

Sellers are responsible for any back taxes through 1987; taxes for 1988 have been prorated and Buyer is responsible for payment of 1988 and subsequent taxes.

TO HAVE AND TO HOLD subject real property with the appurtenances, estate, title and interest thereto belonging to the said David N. Helton and wife, Betty Joe Helton, their heirs, successors and assigns forever, free and clear of all liens.

Witness my hand this 8th day of June, 1988.

JANE B. FORBES, Bankruptcy Trustee

Gladys P. Healy
GLADYS P. HEALY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane B. Forbes, Bankruptcy Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 8th day of June, 1988.

Notary Public

NOTARY PUBLIC DAVIDSON CO.

My commission expires:

3-8-89

BOOK 7570 PAGE 489

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned notary public, in and for said state and county, hereby certify that Gladys P. Healy, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and office seal at Nashville, TN., this 13th day of May, 1988.

Jeannette G. Jacobs
Notary Public

My Commission expires:
March 11, 1991

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater, is $134,500 which amount is equal to or greater than the amount which the property transferred would demand at a fair voluntary sale.

AFFIANT

Sworn to and subscribed this 8th day of June, 1988.

Judy L. Westfall
Notary Public

My commission expires: 3-8-89

NOTE TO REGISTER: Please index both the conveyance from James Preston Tweedy and wife, Gail Francis Tweedy to Jane B. Forbes, Bankruptcy Trustee, by operation of law, and the conveyance from Jane B. Forbes, Bankruptcy Trustee, to David N. Helton and wife, Betty Jo Helton.

This instrument prepared by:

Jane B. Forbes
Attorney at Law
347-B Main Street
Franklin, TN 37064
(615) 790-1280

Send Tax Bills To:

David & Betty Helton
7484 Old Hardy Ld
Nashville, TN
37221

Tax Map 127
Parcel 825.82

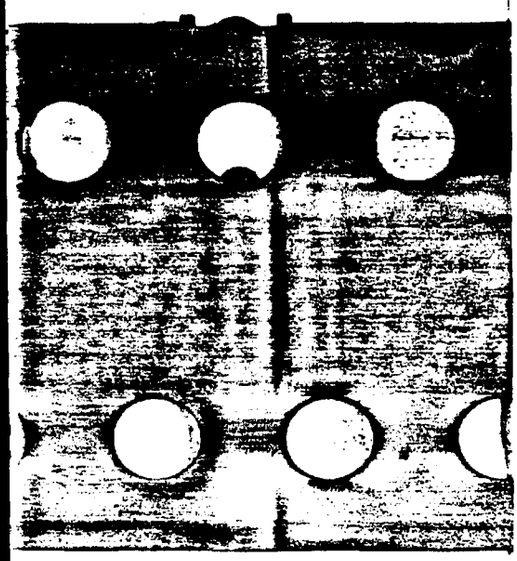
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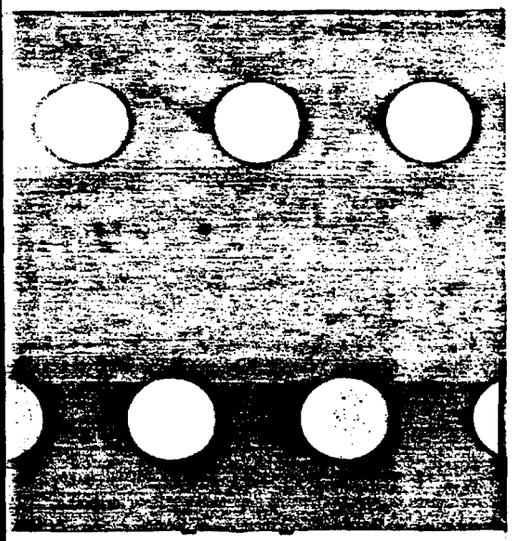
IDENTIFICATION REFERENCE

Jun 13 9 52 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7570 PAGE 490

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 134500.00
CON TX 376.60
PRFEE 0.50
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
TOTAL 389.10
CHECK 389.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/88 01 09:51 0001 4353

39039

IDENTIFICATION REFERENCE

JUN 13 9 52 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101202