Mail.

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8858 PAGE 452

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John E. Helton, et ux 507 Hanover Ct. Goodlettsville, Tn. 37072	Same as New Owner	Map 26-7 Parcel 163 Field Book GO 20755

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BARBARA JONES BATES a/k/a BARBARA JONES ABNEY, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JOHN E. HELTON and wife, MARGARET L. HELTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 241 on the Plan of Windsor Green, Phase II, Section I, of record in Book 6250, page 989, Register's Office for Davidson County, Tennessee.

SAID Lot No. 241 fronts 58.0 feet on the westerly margin of Newcastle Court and extends back 100.0 feet on the northerly line and 103.28 feet on the southerly line to a dead line in the rear measuring 74.22 feet thereon.

BEING the same property conveyed to Barbara Jones Bates, unmarried, by deed from Phillips Builders, Inc., of record in Book 7439, page 279, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The mailing address for this property is 122 Newcastle Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES, when due.

2. Subject to any and all matters as they appear on the Plan of Windsor Green, Phase II, Section I, of record in Book 6250, page 989, said Register's Office.

3. Subject to Declaration of Covenants, Conditions and Restrictions of Windsor Green Services Association of record in Book 6406, page 929, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: JESSE L. ABNEY, husband of BARBARA JONES BATES a/k/a BARBARA JONES ABNEY joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 3rd day of February, 1993.

"GRANTOR"

Barbara Jones Bates
BARBARA JONES BATES
a/k/a BARBARA JONES ABNEY

Jesse L. Abney.
JESSE L. ABNEY

"GRANTEES"

John E. Helton
JOHN E. HELTON

Margaret L. Helton
MARGARET L. HELTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA JONES BATES a/k/a BARBARA JONES ABNEY and husband, JESSE L. ABNEY and JOHN E. HELTON and wife, MARGARET L. HELTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of February, 1993.

Patsy C. Duncan
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

John E. Helton
Affiant

Sworn to and subscribed before me, this the 3rd day of February, 1993.

Patsy C. Duncan
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/29/93

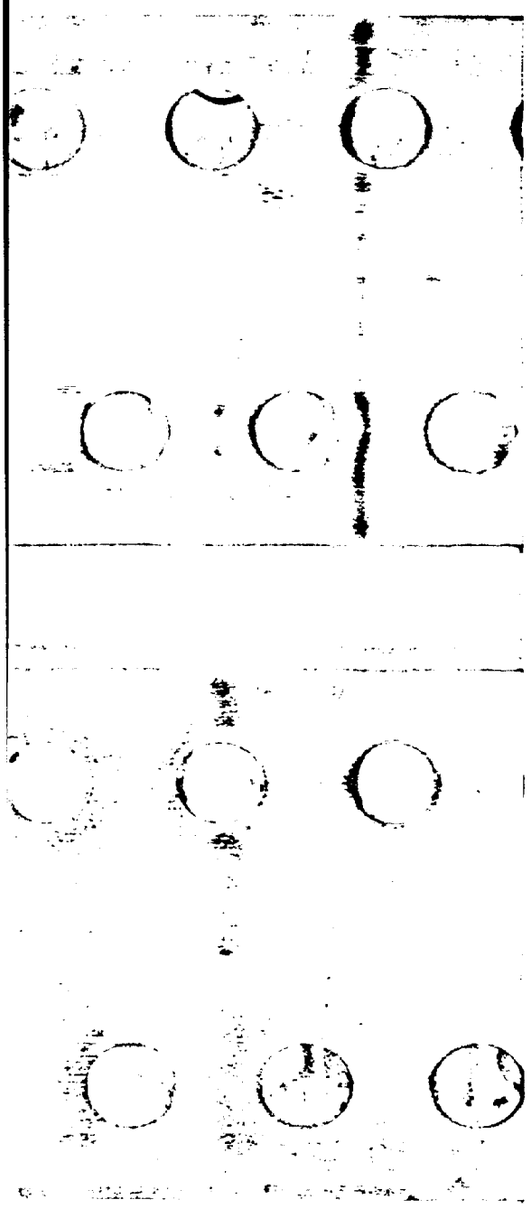
89893

IDENTIFICATION REFERENCE

FEB 5 9 17 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2115 12/05 0101 03CHECK 286.50



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

RECEIVED OF _____

FOR _____

BOOK 8858 PAGE 454

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
				CAMT 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
			02/05/93 01	09:16 0001 0116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 9 8 9 3

IDENTIFICATION REFERENCE

FEB 5 9 17 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 616628