Box 15
JR

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: DAVID N. HELTON, 5314 Elkins Avenue, Nashville TN 37209

Name and Address of the person or entity responsible for payment of real property taxes: SAME
Map and Parcel No. Map No. 91-15/54, Field Book No. 12W 00785.

For and in consideration of the sum of FIFTY THOUSAND ($50,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, CLYDE M. HELTON, unmarried, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto DAVID N. HELTON, unmarried, his heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, and being hereinafter referred to as the "Real Property."

This is improved property known as 5314 Elkins Avenue, Nashville TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, DAVID N. HELTON, unmarried, his heirs and assigns, forever; and I, CLYDE M. HELTON, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown herein. I do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 02nd day of March 1994.

CLYDE M. HELTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CLYDE M. HELTON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 02nd day of March 1994.

Notary Public

My commission expires 07 July 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**50,000.00**.

Affiant

Subscribed and sworn to before me this 02nd day of March 1994.

Notary Public

My commission expires 07 July 1994

94 MAR -9 PM 3:14
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

25867
IDENTIF. & REFERENCE

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

Rl.Est.II.Helton.WD

EXHIBIT A

Land in Davidson County, Tennessee, being part of Block 5 on the Plan of Realty Savings Bank and Trust Company's First Addition to Nashville, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by William Collier Parrish, Associates-Civil Engineers, October 10, 1958, as follows, to wit:

BEGINNING at an iron pin in the north margin of Elkins Avenue, 150 feet east of the east margin of 54th Avenue, North; thence northerly 146 feet to an old tree line, said point being 166.6 feet east of the east margin of 54th Avenue, North; thence easterly along said old tree line, parallel to Elkins Avenue, 60 feet to a point 4 feet south of an iron pin; thence southerly 146 feet to an iron pin in the north margin of Elkins Avenue; thence with the margin of the same, westerly 60 feet to the point of beginning.

Being the same property conveyed to Clyde M. Helton and wife, Annie M. Helton, by deed from Joseph S. Reese and wife, Margaret B. Reese, of record in Book 5332, page 208, Register's Office for Davidson County, Tennessee.

The said Annie M. Helton died on _____.

This is improved property, known as 5314 Elkins Avenue, Nashville TN 37209.

Purchaser, DAVID N. HELTON, agrees to assume and pay the 1994 State and County real property taxes.

9714 03/09 0101 03CHECK 198.00



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

RECEIVED OF _____

FOR _____

BOOK **9273** PAGE **700**

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
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00
			03/09/94 01	15:14 0001 9714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25867
IDENTIF. & REFERENCE

94 MAR -9 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 765111