RB

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **May, 1997** between LUCY LORENA HUNT, UNMARRIED, GRANTOR, and CELIA LEIGH HELM, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LUCY LORENA HUNT, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto CELIA LEIGH HELM, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1912 EASTSIDE AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR does covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves/itself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

Lucy Lorena Hunt
LUCY LORENA HUNT Signature of Seller

2785 05/20 0101 CHECK 213.50

0306499
IDENTIFICATION/REFERENCE

97 MAY 20 AM 10:15
FRANK A. NICHOLSON REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, LUCY LORENA HUNT, UNMARRIED, the within named bargainors, 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, at office, this **16th** day of **May, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY TENN. DENISE C. ALLIS NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

CELIA LEIGH HELM

Property Address:

1912 EASTSIDE AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

FTB MORTGAGE SERBVICES
P.O. BOX 80140
ATLANTA, GA 30366

Map & Parcel #: MAP 094-02, PARCEL 185

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **May, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Onited Electric Railway Company Plan of Lots, as of record in Book 161, page 8, Register's Office for said County.

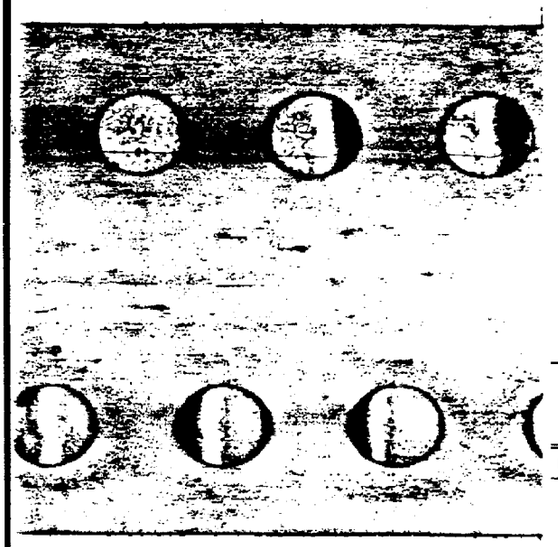
Said Lot No. 23 fronts 50 feet on the south side of Eastside Avenue, (formerly Ashworth Avenue) and runs back between parallel lines, 150 feet to an alley.

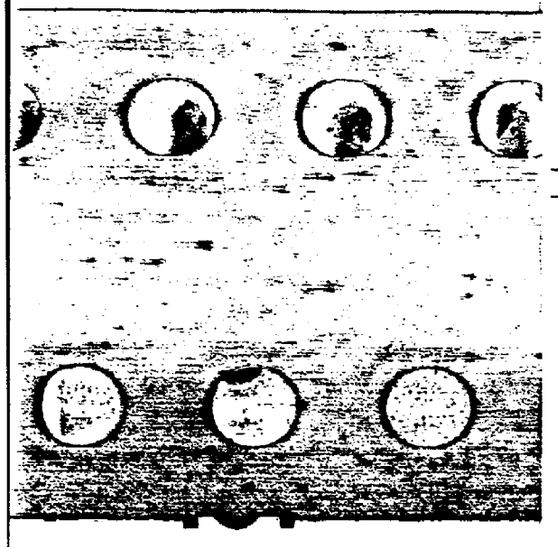
Being the same property conveyed to MILTON O. HUNT, by Deed from HELEN HUNT LITCHFORD, of record in Deed Book 3788, Page 895, Register's Office for DAVIDSON County, Tennessee. MILTO O. HUNT subsequently conveyed an interest as tenants by the entirety to LUCY LORENA HUNT, the Grantor herein, by Quitclaim Deed of record in Book 6076, page 589, said Register's Office. The said Milton O. Hunt subsequently died and the property vested by operation of law in his surviving spouse, Lucy Lorena Hunt, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 094-02, PARCEL 185, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 411.75).

2. All matters as set forth on the Plan of record in Plat Book 161, page 53, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10459 PG 321

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

05/20/97 01 10:14 0001 2785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03064499
IDENTIF. & REFERENCE

97 MAY 20 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1152789