THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map 026-06
Parcel 093

QUITCLAIM DEED

FROM: **MARGARET L. HELTON**

TO: **JOHN E. HELTON, JR.**

SEND TAX BILLS TO:
John E. Helton, Jr.
102 Hollis Court
Goodlettsville TN 37072

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MARGARET L. HELTON**, have this day bargained and sold, and by these presents do hereby convey and quitclaim unto **JOHN E. HELTON, JR.**, his heirs and assigns, all my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 274 of Windsor Green Subdivision, Phase II, Section II, of record in Plat Book 6900, Page 549, as amended in Book 7649, Page 288, Register's Office for Davidson County, Tennessee.

Said Lot No. 274 fronts 31.08 feet on the easterly side of Hollis Court and fronts 103.87 feet on the southerly side of Windsor Trace and is adjoined by a curve measuring 43.99 feet and runs back 82.44 feet on the southerly lot line to a broken line in the rear measuring a total of 123.76 feet thereon.

BEING the same property conveyed to John E. Helton, Sr. and wife, Margaret L. Helton, and John E. Helton, Jr. by deed from the Secretary of Housing and Urban Development dated May 24, 1991, and filed for record in Book 8368, Page 148, Register's Office for Davidson County, Tennessee. The said John E. Helton, Sr. is now deceased.

0535369
IDENTIF. & REFERENCE
99 JAN 12 AM 8:10
LL CANNETT REGISTER
DAVIDSON COUNTY, TN.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7 day of January, 1999.

Margaret L. Helton
MARGARET L. HELTON

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared MARGARET L. HELTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Seal at office in Hendersonville, Tennessee, this 7 day of January, 1999.

Dolores Delaney
NOTARY PUBLIC

My Comm. Expires: 12-13-1999

STATE OF TENNESSEE
COUNTY OF Sumner

The consideration for this transfer is $(-0-).

John E. Helton Jr.
AFFIANT

Sworn to and subscribed before me this 7 day of January, 1999.

Dolores Delaney
NOTARY PUBLIC

My Comm. Expires: 12.13.99

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