K 2204

Book 2451 Page 263

For and in consideration of the sum of $ $10.00

TEN & NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we Frank C. Bradford and wife, Lillie R. Bradford

have bargained and sold, and by these presents do transfer and convey unto the said Earl W. Rice and wife, Nellie S. Rice, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** being Lot No. 6 on the Plan of Meadowview Acres of record in Book 2133, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 92 feet on the southerly side of Emery Drive and extends back 160.5 feet on the east side and 176.5 feet on the west side to a deadline in the rear, measuring 93.4 feet thereon.

Being the same property conveyed to Frank C. Bradford and wife, Lillie R. Bradford, by deed from Highland Land Company, of record in Book 2151, page 439, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2144, page 514 and plan of record in Book 2133, page 50, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl W. Rice and wife, Nellie S. Rice, their **heirs and assigns, forever.**

And we **do covenant with the said** Earl W. Rice and wife, Nellie S. Rice **that** we are **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And we, Frank C. Bradford and wife, Lillie R. Bradford **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Earl W. Rice and wife, Nellie S. Rice, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 13 day of November, 19 53.

Frank C. Bradford

Lillie R. Bradford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Frank C. Bradford and Lillie R. Bradford

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13 day of November, 19 53.

Commission expires July 22, 1957

Frances T. Sperry
Notary Public

FRANCES T. SPERRY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE SEAL

$2.00

WARRANTY DEED

FROM
Frank C. Bradford et ux

TO
Earl W. Rice et ux

Please put in Doug Smith's Box

A 17375

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record NOV 16 1953
at 1:00 o'clock P.M.
Noted in Book 2451 Page 263
Recorded in Book 2451 Page 263
Recording Fee $ 2.00
JAMES P. WILSON, Register
By: Dept. Reg.

Published by
RANCE

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