K 2275

For and in consideration of the sum of Nine Thousand Five Hundred and No/100 - - - - - - - - - - - - - - - - - - ($9,500.00) - DOLLARS

Cash in hand paid by William E. Rice and wife, Betty Ann Rice, the receipt of which is hereby acknowledged, we,

S. D. Sparkman and G. R. Harper

have bargained and sold, and by these presents do transfer and convey unto the said William E. Rice and wife, Betty Ann 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. 3 on the Map of Finley Gardens, as of record in Book 2083, page 69, Register's Office for Davidson County, Tennessee.
Said Lot No. 3 fronts 62 feet on the northerly side of Finley Drive and extends back between lines 271.2 feet on the westerly line and 247 feet on the easterly line to a dead line in the rear measuring 90 feet thereon.
Being a part of the property conveyed to S. D. Sparkman and G. R. Harper by warranty deed from James E. Finley and wife, Ruby Finley, as of record in Book 2244, page 425, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 2242, page 350, and the plan of record in Book 2089, page 69, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William E. Rice and wife, Betty Ann Rice their heirs and assigns, forever.

And we do covenant with the said William E. Rice and wife, Betty Ann 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, except 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And we, S. D. Sparkman and G. R. Harper do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William E. Rice and wife, Betty Ann Rice their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of April 1954

S. D. Sparkman
G. R. Harper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named S. D. Sparkman and G. R. Harper, the bargainors, 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 office, this 22nd day of April 1954

Commission expires July 6, 1955

O. G. Jones, Notary Public

1048

WARRANTY DEED

FROM

S. D. SPARKMAN, AND

G. R. HARPER

TO

WILLIAM E. RICE AND WIFE,

BETTY ANN RICE

GUARANTY ABSTRACT CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of APR 1954 at 2:26 o'clock P M.
Noted in Book 21 Page 275
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

G 480