BK 2644

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of
Ten and 00/100- DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

EDGAR L. RICE AND WIFE, MAUDE RICE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
CHARLES T. FLIPPIN AND WIFE, LOIS M. FLIPPIN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the northerly 51 feet of Lot No. 23 on the Plan of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in book 421, page 7, Register's Office for said County.

Said part of lot No. 23 fronts 51 feet on the easterly side of 28th Avenue South, formerly the Compton Road, and runs back between parallel lines, with the southerly margin of Jones Avenue, 180 feet to an alley.

Being the same property conveyed to Edgar L. Rice and wife, Maude Rice, by deed from Terence R. Kirkpatrick, et ux, of record in book 1238, page 374, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Taxes for 1957 have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

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

In witness whereof, the Grantor has hereunto set his hand on this, the 24th day of April, 1957

Edgar L. Rice

Maude Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lula B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Edgar L. Rice and wife, Maude Rice

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, the 24th day of April, 1957

Lula B. Russell
Notary Public

My commission expires: 3-1-58

WARRANTY DEED
From 37149
Edgar L. Rice, et ux
To
Charles T. Flippen, et ux
MEDLIN REALTY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of APR A.D. 1957 at 11:42 o'clock A.M.
Noted in Book 87 Page 332
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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