K 2698

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - $10.00 - - - - - - - - - - - -

- TEN AND NO/100 - - - - - - - - - - -DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust executed by Franklin T. Tice and wife, Ruthe E. Tice, to Miller Kimbrough, Trustee, of record in Book 2388, page 11, Register's Office for Davidson County, Tennessee,

We, Franklin T. Tice and wife, Ruthe E. Tice,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Richard A. Tice and wife, Alice M. Tice, their

_____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Brook Meade, Section V, of record in Book 2133, page 102, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Bresslyn Road, being the common corner of Lots 138 and 139; thence in a southerly direction along the dividing line between Lots Nos. 138 and 139, a distance of 333.5 feet to a point; thence North 86 degrees 13' west, a distance of 5.1 feet to a point; thence south 86 degrees 46' west a distance of 71.9 feet to a point; thence north 21 degrees 02' west a distance of 145.3 feet to a point; thence north 4 degrees east a distance of 214.8 feet to a point in the southerly margin of Bresslyn Road thence in an easterly direction with the said margin of Bresslyn Road, a distance of 138 feet to the point of beginning.

Being the same property conveyed to Franklin T. Tice and wife, Ruthe E. Tice, by deed from Gilbert M. Choate and wife, Leola C. Choate, of record in Book 2395, page 43, 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 Richard A. Tice and wife, Alice M. Tice, their

_____ heirs and assigns, forever.

And we do covenant with the said Richard A. Tice and wife, Alice M. Tice

_____ 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, Franklin T. Tice and wife, Ruthe E. Tice,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard A. Tice and wife, Alice M. Tice,

their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of September, 1957

_____ Franklin T. Tice
Franklin T. Tice

_____ Ruthe E. Tice
Ruthe E. Tice

STATE OF ~~TENNESSEE~~ GEORGIA
~~Davidson County.~~
FULTON COUNTY

Personally appeared before me, Lillian N. Clark, a Notary Public in and for said County and State, the within named Franklin T. Tice and wife, Ruthe E. Tice

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 office, this 14th day of September, 1957

Commission expires April 17, 1959
State of Georgia
Fulton County

_____ Lillian N. Clark
Notary Public

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