K 2923



# WARRANTY DEED

*For and in consideration of the sum of* ten and no/100---------- ----------($10.00)-------*DOLLARS*

cash in hand paid by John Rice, Jr. and wife, Treva L. Rice, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Melvin L. Arnold and wife, Helen S. Arnold

*have bargained and sold, and by these presents do transfer and convey unto the said* John Rice, Jr. and wife, Treva L. Rice, their

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

Being the southwesterly part of lot No. 21 on the Map of Andrew Jackson's Addition to Montague Park, as of record in book 547, pages 83 and 84, Register's Office for said County.

Said part of lot No. 21 fronts 101.4 feet on the northeasterly side of Indian Trail, and runs back 126.2 feet on the northwesterly line and 112.5 feet on the southeasterly line to a dead line, measuring 100 feet thereon.

Being the same real property conveyed to Melvin L. Arnold by deed from Mrs. Vivian Brown, dated June 4, 1957, filed June 6, 1957, and recorded in book 2649, page 295, 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 said* John Rice, Jr. and wife, Treva L. Rice, their

*heirs and assigns, forever.*

*And* we *do covenant with the said* John Rice, Jr. and wife, Treva L. 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 for taxes for the year 1959 which are prorated and assumed by the purchasers.

*And* we, Melvin L. Arnold and wife, Helen S. Arnold

*do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Rice, Jr. and wife, Treva L. Rice their *heirs and assigns against the lawful claims of all persons, whomsoever.*

*Witness* our *hand* s *this* 26th *day of* June, 19 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melvin L. Arnold

Helen S. Arnold

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* L. R. Grimes, Jr. *a Notary Public in and for said County and State,* Melvin L. Arnold and wife, Helen S. Arnold

*the within named 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* 26th *day of* June, *19* 59.

L. R. Grimes, Jr. *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES OCT. 21, 1961

*Commission expires*

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