K 3185

WARRANTY DEED

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -
TEN AND NO/100- *DOLLARS*

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged,

We, J. Ralph Rice and wife, Norine W. Rice,
have bargained and sold, and by these presents do transfer and convey unto the said
Paul B. Anderson and wife, Catharine W. Anderson, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 11 on the Plan of Glendale Park, Section 1, of record in book 1130, page 45, Register's Office for said County. Said Lot No. 11 fronts 106 feet on the westerly side of Glendale Drive and runs back 180 feet on the north line and 200 feet on the south line to a dead line in the rear and measures 106 feet thereon. Being the same real property conveyed to J. Ralph Rice and wife, Norine W. Rice, by deed from J. Lanier Wyatt and wife, dated June 15, 1959, filed June 16, 1959, and recorded in book 2910, page 603, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 1129, page 558, as amended in book 1280, page 611, said Register's Office, and to the easements and set-back lines as shown on the Plan of record in book 1130, page 45, said Register's Office.

Taxes for 1961 have been pro-rated and are assumed by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul B. Anderson and wife, Catharine W. Anderson, their *heirs and assigns, forever.*

And we *do covenant with the said* Paul B. Anderson and wife, Catharine W. Anderson, *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, J. Ralph Rice and wife, Norine W. Rice, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul B. Anderson and wife, Catharine W. Anderson, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 15 *day of* March, 1961, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Ralph Rice
Norine W. Rice

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, J. P. Stallworth, Jr., a Notary Public in and for said County and State, J. Ralph Rice and wife, Norine W. Rice, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee.
This the 15 day of March, 1961.

J. P. Stallworth Jr. Notary Public

Commission expires May 8, 1961

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