K 3278

WARRANTY DEED

FROM

Alice Carlyn Sells

56347

TO

Fred W. Rice and wife,

Annie Elizabeth L. Rice

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day
of AUG A.D. 1961
at 2:45 o'clock P.M.
Noted in Book 22 Page
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.



WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of ---------- Ten and No/100 ($10.00) ---------- DOLLARS

cash in hand paid by Fred W. Rice and wife, Annie Elizabeth L. Rice, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Fred W. Rice and wife, Annie Elizabeth L. Rice, of the remaining principal balance owing under the terms of a deed of trust executed by Ben Franklin Sells, Jr., and wife, Alice Carlyn Sells, to Herschel Greer, Trustee, of record in Book 2911, page 305, Register's Office for Davidson County, Tennessee, to secure to Guaranty Mortgage Company payment of one note dated March 11, 1959, for the original principal sum of $8,300.00, payable in monthly installments of $45.90 per month, including principal and interest at the rate of 5½% per annum.

I, Alice Carlyn Sells

have bargained and sold, and by these presents do transfer and convey unto the said Fred W. Rice and wife, Annie Elizabeth L. Rice,

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. 95 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 95 fronts 60 feet on the northerly side of Mercury Drive, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Alice Carlyn Sells by deed from Ben Franklin Sells, Jr., of record in Book 3098, page 629, said Register's Office, and by deed from Andrew Klein and wife, Berta T. Klein, of record in Book _____, page _____, Register's Office for said County.

The grantors hereby transfer and assign to the grantees all their right and interest in and to a sum of money held in an "escrow account" by the First Federal Savings and Loan Association of Nashville for the purpose of paying taxes and insurance premiums upon the above described property as they become due.

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