BOOK 3900 PAGE 78

TTC 179574

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 161-2 PAR 12 m.p.	Mr.& Mrs. Benjamin M. Rice	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 6D-36556	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Lot 63, McMurray Drive	LOAN OR ACCOUNT NO. PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

F. L. EUBANK and wife, HELEN L. EUBANK,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BENJAMIN M. RICE and wife, ANNA H. RICE,

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 Lot No. 63 on the Plan of McMurray Woods, Section III, as of record in Book 3500, page 92.

Said lot fronts 120 feet on the south side of McMurray Drive and runs back 133 feet on the west line and 215.2 feet on the east line to a dead line, which is a broken line, on which it measures 164.13 feet.

Being part of the property conveyed to F. L. Eubank and wife, Helen L. Eubank, by deed from William O. Lee, Trustee, as of record in Book 3797, page 424.

This conveyance is made subject to restrictions of record in Book 3436, page 411.

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, except as shown above, and for 1965 Metro taxes, which 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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of June, 1965.

Helen L. Eubank

F. L. Eubank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named F. L. Eubank and wife, Helen L. Eubank,

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 7th day of June, 19 65.

My commission expires: July 26, 1966

Reau E. Folk Jr.
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

WARRANTY DEED
REF:cr

FROM

F. L. EUBANK and wife,

TO

BENJAMIN M. RICE and wife,

GUARANTY MORTGAGE CO. OF NASHVILLE

84130

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 9 1 13 PM '65

NOTED BOOK 111 PAGE 732
RECORDING FEE $ 2.00
DEP. REG. 1

DOCUMENTARY 55 cents
DOCUMENTARY 5 cents
DOCUMENTARY 10 cents
DOCUMENTARY 10 cents

File: Reau Folk $17,090.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____ a corporation, the bargainor, and that _____, as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

STATE TAX $ .50
PROBATE
TOTAL $

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 9 - 1965

_____
Notary Public

My commission expires: