BOOK 3927 PAGE 639

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred E. Rice (NAME)	Fred E. Rice (NAME)	W25-1470
4509 Dakota Ave. (STREET ADDRESS OR ROUTE NUMBER)	4509 Dakota Ave. (STREET ADDRESS)	Map 91-16
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Par. 145

For and in Consideration of the sum of

Ten ($10.00) and no/100 - *DOLLARS*

cash in hand paid by Fred E. Rice and wife Janey L. Rice and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Lucien G. McPherson *have bargained and sold, and by these presents do transfer and convey unto the said* Fred E. Rice and wife Janey L. Rice their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 410 of Block 21 on the plan of Charlotte Park CompanY's First Addition to West Nashville as of record in book 57, page 103, Register's Office for said County.
Said lot No. 410 fronts 50 feet on the southerly side of Dakota Ave., formerly 4th. Avenue and extends back between parallel lines 150 feet to an alley.
Being the same property conveyed to Lucien G. McPherson by deed from Clessie Leo Garland and wife of record in book 2436, page 94, said Register's Office.

This instrument was prepared by James R. Wyatt, 235 3rd. Ave. No. Nashville, Tenn.

Taxes for the year 1965 are pro-rated and assumed by grantees.

unimproved ( )
This is improved (X) property, known as 4509 Dakota Ave. Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FRed E. Rice and wife Janey L. Rice their *heirs and assigns, forever.*

And I *do covenant with the said* Fred E. Rice and wife Janey L. Rice *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Lucien G. McPherson *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fred E. Rice and wife Janey L. Rice their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 21st *day of* August, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



Lucien G. McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H B Duncan, a Notary Public in and for said County and State, the within named Lucien G. McPherson and unmarried man

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

Witness my hand and official seal at Nashville, Tenn., Tennessee, this day of August, 19 65

H B Duncan, Notary Public.

Commission Expires January 30 1967

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., 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 ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

Lucien G. McPherson

TO

Fred E. Rice, etux

STATE TAX $ 14.25
PROBATE .50
TOTAL $ 14.75

AUG 25 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 25 1965

CT

946711

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 25 10 17 AM '65

RECORDING FEE $ 2.00

DEP. REG. _____

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE