This Instrument Was Prepared by
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 209128

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 117-6 Par. 100 Pa	Mr/Mrs Charles A. Grice SAME AS BELOW	new owners BOOK 4323 PAGE 650
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7DA-10560	2318 Woodmont Boulevard	5-123-537 (PIC)
		PROPERTY IS ☒ 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, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated February 28, 1964, in the original principal sum of $18,000.00, payable to The Prudential Insurance Company of America in monthly installments including interest as set forth in said note, and being secured by a deed of trust executed by William F. Greenwood and wife to R. Bruce Robertson, Jr., Trustee, as of record in Book 3720, page 257,

WILLIAM F. GREENWOOD and wife, REBA C. GREENWOOD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES A. GRICE and wife, LYNN D. GRICE,

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 the east 50 feet of Lot No. 31 and the west 50 feet of Lot No. 32 on the unrecorded Map of Hillsboro Heights Subdivision, known as E. L. Hampton's Hillsboro Heights, and described according to a copy of a survey thereof made by Wm. Collier Parrish, Associates, Civil Engineers, dated February 24, 1964, as follows:

Beginning at a point in the north margin of Woodmont Boulevard, 1,150 feet west from the center line of 23rd Avenue, South, said point being 50 feet east of the common line between Lots Nos. 31 and 32; thence northerly parallel to said lot line, 369.6 feet to the south line of Lot No. 26; thence with the line of Lots Nos. 26 and 27, westerly 100 feet to a point; thence southerly 369.9 feet to the north margin of Woodmont Boulevard; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to William F. Greenwood and wife, Reba C. Greenwood, by deed from James H. Clayton, Jr., and wife as of record in Book 3701, page 517.

This conveyance is made subject to restrictions contained in the deed dated February 21, 1938, filed March 1, 1938, in Book 1072, page 412, as follows: "No building shall be constructed on above tract nearer than 125 feet to Woodmont Boulevard, or to cost less than $7,000.00.

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 1969 Metro Taxes, which have been prorated and assumed by the Buyers.

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 2nd day of April, 1969.

Reba C. Greenwood

Reba C. Greenwood

William F. Greenwood

William F. Greenwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4323 PAGE 651

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named William F. Greenwood and wife, Reba C. Greenwood, 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 2nd day of April, 1969.

My commission expires: July 26, 1970

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,250.00

Charles A. Grice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: hs

FROM WILLIAM F. GREENWOOD and wife

TO CHARLES A. GRICE and wife

A 36381

IDENTIF. REFERENCE

APR 7 12 34 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

R-7	CONV	41,250.00			
R-7	S'TAX		A*	107.12	
R-7	PR'FEE		A*	.50	
R-7	W'DEED		A*	3.00	* 110.62

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

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____.

My commission expires: _____
Notary Public