MAP 117-2
PAR 164

WARRANTY DEED

BOOK 4325 PAGE 432

FOR AND IN CONSIDERATION of the sum of Five thousand and no/100 Dollars ($5,000), cash in hand paid by Mary C. Brady, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, Milton P. Rice and wife, Rebecca McDaniel Rice, have bargained and sold and by these presents do transfer and convey unto the said Mary C. Brady, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 7th Civil District (25th Councilmanic District) of Davidson County, Tennessee, being Lot No. 7 of Section 3 on the Plan of W. V. Davidson's Hillsboro Highlands Plan, as of record in Book 843, page 23, Register's Office for said county.
>
> Said Lot No. 7 fronts 100 feet on the easterly side of 23rd Avenue, South, and runs back between parallel lines 165 feet to the westerly line of Lot No. 38 in said subdivision.
>
> Being the same property conveyed to Milton P. Rice and wife, Rebecca McDaniel Rice, by deed from Lucile C. LaSalle, of record in Book 4164, page 77, Register's Office for said county; and the same property conveyed to Lucile C. LaSalle by deed from Richard P. Hill and wife, Grace Clara Hill, of record in Book 2151, page 56, Register's Office of said county.
>
> The above described property is conveyed subject to a five-foot easement for public utilities across the rear of the premises, in Book 724, page 514, Register's office for Davidson County, Tennessee.
>
> Taxes for 1969 to be paid by purchaser, same having been prorated as of date hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary C. Brady, her heirs and assigns, forever.

And we do covenant with the said Mary C. Brady, that we are lawfully seized and possessed of said land in fee simple; have a good

New owner:
Mary C. Brady
3026-23rd Ave So.
Nash. Tenn.

Tax bills:
Milton P. Rice
3024-23rd Ave So.
Nash. Tenn.

Prepared by: Milton P. Rice
3024 23rd Ave So - Nash. Tenn

right to convey it, and the same is unencumbered, except as hereinbefore set out.

And we, Milton P. Rice and wife, Rebecca McDaniel 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 Mary C. Brady, her heirs and assigns, against the lawful claims of all persons, whomsoever.

A37169

IDENTIF. REFERENCE

APR 14 1 11 PM '69

FELIX Z. WISCHER, REGISTER
DAVIDSON COUNTY, TENN.

WITNESS our hands, this 14 day of April, 1969.

Milton P. Rice

Rebecca McDaniel Rice

STATE OF TENNESSEE

DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $20,000.00. Affiant Milton P. Rice.
Subscribed and sworn to before me this 14 day of April 1969
Deputy Register

Personally appeared before me, Margaux C. Cobb, a Notary Public in and for said County and State, the within named Milton P. Rice and wife, Rebecca McDaniel Rice, the bargainors, 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 office, this 14 day of April, 1969.

Margaux C. Cobb
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: 11/26/69

APR 14 69	CONV	20,000.00			
APR 14 69 S'TAX			A*	52.00	
APR 14 69 PR'FEE			A*	.50	
APR 14 69	W'DEED		A*	3.00	* 55.50