BOOK 4359 PAGE 662 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500.00

Mrs. Claude Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August 1969.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 31, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney 633 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Major Morris (NAME)	Same (NAME)	OH 7040
3627 Rainbow Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 118 14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 070

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, FRANCES R. RICHARDS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAJOR MORRIS and wife, MINNIE MORRIS

HEREINAFTER CALLED THE GRANTEES, 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. 35 and the southerly 31 feet of Lot No. 34 on the Plan of Marengo Park, Section "C", as of record in Book 1130, page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 and part of Lot No. 34 front together 106 feet on the westerly margin of Rainbow Road and extend back 196.5 feet on the southerly line and 207 feet, more or less, on the northerly line to a line in the rear measuring 93 feet thereon.

BEING the same property conveyed to Frances R. Richards, as surviving tenant by the entirety, by deed from A. B. Savell and wife, Annie Stockton Savell of record in Book 2702, page 377, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 3627 Rainbow Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23 day of August, 1969

Frances R. Richards
Frances R. Richards

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23 day of August 1969.

Commission expires Commission Expires Oct. 31, 1971

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

FRANCES R. RICHARDS, unmarried

TO

MAJOR MORRIS ET UX

A 5 1 7 4 2.

IDENTIF. REFERENCE

AUG 25 9 14 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG25	CONV	36,500.00				
AUG25	S'TAX		A*	68.90		
AUG25	PR'FEE		A*	.50		
AUG25	W'DEED		A*	3.00	*	72.40

Please return to Nixon-Kent Co. 2535 Franklin Rd. Nashville, Tennessee 37204