FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,875.87

Russell Jerry Rice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August 1969.

Jan B. Gale
Notary Public

MY COMMISSION EXPIRES: May 2, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Jerry Rice, etux (NAME)	Dobson & Johnson, Inc. (NAME)	Map 115-2
1213 Davidson Road (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Bldg. (STREET ADDRESS)	Par 36
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	8D-61055

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, Mrs. Joy Mitchell LeFevers, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell Jerry Rice and wife, Janice S. Rice

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. 62 on the Plan of Crestmeade, Section II, as of record in Book 2331, Pages 151 and 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 198 feet on the southwesterly side of Davidson Road and runs back 238.6 feet on the northwesterly line and 175.0 feet on the southeasterly line, to a dead line in the rear, which is a broken line, measuring 249.4 feet thereon.

Being the same property conveyed to Mrs. Joy Mitchell LeFevers, a widow, by deed from Ronald Wyatt Bailey and wife, Linda C. Bailey, of record in Book 4192, Page 336, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the herein named grantees assume and agree to pay a first mortgage held by Dobson & Johnson, Inc., as of record in Book 3894, Page 622, said Register's Office. Said indebtedness of record in Book 3894, Page 622, has been assigned to Excelsior Savings Bank, as of record in Book 3895, Page 875, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2602, Page 129, and to all applicable Metropolitan government planning and zoning regulations.

The escrow account is to be transferred to grantees at no charge.

This is unimproved ( ) improved (X) property, known as 1213 Davidson 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 25th day of August, 1969

Mrs. Joy Mitchell LeFevers

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Don B. Tolbert, a Notary Public in and for said County and State, the within named Mrs. Joy Mitchell LeFevers, a widow

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 25th day of August 1969

Commission expires May 27, 1973

Don B. Tolbert
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 Mrs. Joy Mitchell LeFevers, a widow

TO Russell Jerry Rice, etux

A 52035

IDENTIF. REFERENCE

AUG 27 10 43 AM '69

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 27 CONV 19,875.89
AUG 27 STAX
AUG 27 RCPT WDEED A* 51.75 A* 3.00 * 55.24