THIS INSTRUMENT WAS PREPARED BY EARL THOMPSON, ATTORNEY, 415 NASHVILLE BANK AND TRUST BUILDING, NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 4401 PAGE 245

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES E. HOLMES, JR.	same	Map 53-11
(NAME)	(NAME)	
Teresa Drive	same	Pdc. 106
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee	same	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) ---------- *Dollars,*

Cash in hand paid, the receipt of which is hereby acknowledged, and for the further and other sole consideration of the love and affection I hold and bear for the grantees herein. We, RAPHEL RIVES AND WIFE, PEGGY JEAN RIVES

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES E. HOLMES, JR. AND WIFE, TERESSA G. HOLMES, and their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 11 on the plan of Teresa Drive, Section ____ as of record in Book 3842, Page 82, Register's Office for said County.
Said Lot No. 11 fronts 100.0 feet on the northerly side of Teresa Drive and extends back 164.2 feet on the westerly line and 164.2 feet on the easterly line to a dead line measuring 100.0 feet thereon.
Being a part of the same property that was conveyed to Raphel Rives,Jr., and wife, Peggy Jean Rives, by deed of record in Book 4012, Page 542, Register's Office for Davidson County, Tennessee.

This property is hereby conveyed subject to the restrictive covenants of record pertaining to said subdivision.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Subscribed and sworn to before me, this the 4 day of March 19 70

Affiant: Raphel Rives Jr.

~~City Official Authorized to Administer Oaths~~ ~~Affix Seal~~ ~~Notary Public~~ B Rumble Deputy Register

This is ~~improved~~ unimproved ( ) property, known as Teresa Drive (House Number) Old Hickory, (Street) Tennessee (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES E. HOLMES, JR., AND WIFE, TERESSA G. HOLMES and their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES E. HOLMES, JR., AND WIFE, TERESSA G. HOLMES, and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4th *day of* ~~February~~ March, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Raphel Rives ✓

Peggy Jean Rives ✓

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George R Wayford, *a Notary Public in and for said County and State,* RAPHEL RIVES, JR., AND WIFE, PEGGY JEAN RIVES

the within named bargainor....., 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* 4th *day of* March, *19* 70

George R Wayford
Notary Public

Commission expires 11/27/72

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 .....

MAR-4 70	CONV	*2,000.00				
MAR-4 70 S'TAX			A*	5.20		
MAR-4 70 PR'FEE			A*	.50		
MAR-4 70	W'DEED		A*	3.00	*	8.70

WARRANTY DEED

FROM

RAPHEL RIVES, JR., ET UX

TO

JAMES E. HOLMES, JR., ET UX

A 70117

IDENTIF. REFERENCE

MAR 4 10 04 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE