WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis R. Rice, et ux.	Fidelity Federal Sav. & Loan	Map 18-8
(NAME:)	(NAME:)	
206 Pear Orchard Drive	401 Union Street	Par. 6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn.	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) and no/100ths---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of an indebtedness which is secured by a deed of trust, payable to Fidelity Federal Savings & Loan Association, which is of record in Book 4319, page 349, Register's Office, Davidson County, Tennessee, I, RAY D. OSBORNE, joined by wife, GEORGIA O. OSBORNE, *have bargained and sold, and by these presents do transfer and convey unto the said* CURTIS R. RICE and wife, MARCELLA T. RICE, 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. 18 on the Plan of Connell Hills Subdivision of record in Book 2900, page 141, Register's Office for said County.

Said Lot No. 18 fronts 110.5 feet on the southwesterly margin of Pear Orchard Drive and extends back between lines 299.2 feet on the northwesterly line and 285.0 feet on the southeasterly line to a dead line in the rear, measuring 165.3 feet thereon.

Being the same property conveyed to Ray D. Osborne by deed from Billy Hitt and wife, Maxine G. Hitt, of record in Book 4297, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 3841, page 24, Register's Office, Davidson County, Tennessee. The said Georgia O. Osborne joins in this conveyance for the purpose of conveying all of her rights, title and interest.

This is unimproved ( ) improved (X) property, known as 206 Pear Orchard Drive (House Number) (Street) Goodlettsville P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CURTIS R. RICE and wife, MARCELLA T. RICE, their *heirs and assigns, forever.*

And I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above set out.

And I, RAY D. OSBORNE, *do further covenant and bind* myself, my *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.*

Witness our *hands this* 27th *day of* May, *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.*

This instrument prepared by:
Thomas E. Stewart, Attorney
Stewart, Williams & Johnson
4705 Gallatin Road
Nashville, Tennessee 37216

Ray D. Osborne

Georgia O. Osborne

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas E Stewart, a Notary Public in and for said County and State, RAY D. OSBORNE and wife, GEORGIA O. OSBORNE,

the within named 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 27th day of May, 19 70.

Commission expires 2/3/74

Thomas E Stewart Notary Public

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this consideration is $22,000.00.

Thomas E Stewart
AFFIANT

Sworn to and subscribed before me this 27th day of May, 1970.

Charles J. Williams
Notary Public
My commission expires: 2/3/74

MAY28 CONV 22,000.00
MAY28 S'TAX A* 57.20
MAY28 PR'FEE A* .50
MAY28 W'DEED A* 3.00 * 60.70

WARRANTY DEED
FROM
RAY D. OSBORNE, ET UX.
TO
CURTIS R. RICE, ET UX.

A 78847

IDENTIF. REFERENCE

MAY 28 10 25 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee