This Form furnished by Attorneys Title Company, Inc.

BOOK 4485 PAGE 761

Form No. WD-2

FROM

Donald E. Branch Et Ux

TO

Robert J. Rice Et Ux

For draftsman's use

This [illegible]

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Rice (NAME)	First and Mid-South Mortgage Co (NAME)	Map. 18-1
207 Pear Orchard Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Plc. 6 Part
Goodlettsville, Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

R07485

IDENTIF. REFERENCE

MAR 12 2 29 PM '71

FELIX A. ELLINGTON REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 1971.

Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

cash in hand paid by ROBERT J. RICE and wife, KAREN S. RICE, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we

DONALD E. BRANCH and wife, BETTY R. BRANCH have bargained and sold, and by these presents do transfer and convey unto the said ROBERT J. RICE and wife, KAREN S. 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. 2 on the Plan of Connell Hills, of record in Book, 2900, page 141, Register's Office for said County.

SAID Lot No. 2 fronts 158.7 feet on the northeasterly side of Pear Orchard Drive and runs back 363.5 feet on the northwesterly line and 364.5 feet on the southeasterly line to the Old Springfield Road, measuring 130 feet thereon.

BEING The same property conveyed to Donald E. Branch and wife, Betty R. Branch, be deed from Smith Dorris, Jr., and wife, of record in Book 3281, page 357, said Register's Office.

This conveyance is made subject to the plan of record which shows an owners certificate, a 200- foot setback line from Old Springfield Road and a sixty-foot setback line from Pear Orchard Drive, restrictive covenants of record in Book 3841, page 24, Register's Office for Davidson County, TEnnessee.

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This is unimproved ( ) improved (X) property, known as 207 Pear Orchard Drive, Goodlettsville
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT J. RICE and wife, KAREN S. RICE their heirs and assigns, forever.

And we do covenant with the said ROBERT J. RICE and wife, KAREN S. RICE 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., except for current taxes.

And DONALD E. BRANCH and wife, BETTY R. BRANCH do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ROBERT J. RICE and wife, KAREN S. RICE their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 9th day of March, 1971

DONALD E. BRANCH

BETTY R. BRANCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Branch and wife, Betty R. Branch the 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 9th day of March, 19 71

Notary Public.

Commission expires 5-12-74

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 .