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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Williamsburg Corporation

Return to:
ENTREKIN, JOYNER
2016 PARK
NASHVILLE, T

TO

Russell C. Rice Et Ux

For draftsman's use

N. G. HOLLAND
BUILDING
37219

This Instrument Prepared By
This Inst. PAUL HOLLAND By
CLYDE Notary Public
Nashville, Tenn. 37219
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell C. Rice (NAME)	First and Mid-South Mortgage Co. (NAME)	148 - 8
4552 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	132
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

C38906

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 18 11 08 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,750.00 Russell C. Rice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 1974

Notary Public

MY COMMISSION EXPIRES: 5-24-74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

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

cash in hand paid by RUSSELL C. RICE and wife, PEGGY J. RICE, and other good and valuable considerations, receipt of which is hereby acknowledged,

Williamsburg Corporation

has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said

RUSSELL C. RICE and wife, PEGGY J. 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. 108 on the Plan of Oakwood Terrace, Section Two, as of record in Book 4460, pages 118 and 119, Register's Office for said County.

SAID Lot No. 108 fronts 56.0 feet on the northerly side of Xavier Drive and extends back 130.04 feet on the westerly line and 138.17 feet on the easterly line to a rear line measuring 79.5 feet thereon.

BEING part of the same property conveyed to Williamsburg Corporation, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 4556, page 474, Register's Office for Davidson County, TEnnessee, and by deed of correction of record in Book 4586, page 833, Register's Office for said County.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Xavier Drive, and a 10-foot easement for public utility purposes along the rear line of said lot, and a 2 1/2 x 25-foot utility anchor easement located on the southwesterly and southeasterly corners of said lot; restrictions of record in Book 4689, page 476, and Book 4150, page 995, Register's Office for Davidson County, Tennessee.

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This is {unimproved ( ) / improved (X)} property, known as 4552 Xavier Drive (House Number) (Street) Nashville (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 RUSSELL C. RICE and wife, PEGGY J. RICE their heirs and assigns, forever.

And it does covenant with the said RUSSELL C. RICE and wife, PEGGY J. RICE that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as of record.

And Williamsburg Corporation does do further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said RUSSELL C. RICE and wife, PEGGY J. RICE, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of January, 1974

WILLIAMSBURG CORPORATION

BY: Marion Thurman
Marion Thurman

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

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

JAN 18- CONV 25,750.00
JAN 18- TAX A* 66.82
JAN 18- RECD A* .50
JAN 18- DEED A* 4.00 * 71.32

Witness my hand and official seal at office in Tennessee, this day of , 19

Notary Public.

Commission expires 5-12-74.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marion Thurman, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Williamsburg Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, this 3rd day of January, 19 74

Notary Public.

CLYDE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 5-12-74