BOOK 4850 PAGE 558 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Ira M. Rice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August 1974.

Notary Public

MY COMMISSION EXPIRES: May 20, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ira M. Rice (NAME)	Same (NAME)	Map 53-9
1301 Sioux Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 9
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-90680

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, THOMAS E. SIMS and wife, BESSIE V. SIMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRA M. 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:

BEING Lot No. 85 on the Plan of Sequoia Valley Subdivision, Section 2, of record in Book 3700, page 114, said Register's Office, and described as follows:

BEGINNING at a point in the southerly margin of Cheyenne Court, said point being the common corner of Lot No. 85 and the J. R. Coarsey Property; thence with the line between said two lots, southwardly 145 feet to a point at the common corners of Lots Nos. 85 and 86 and the J. R. Coarsey Property; thence westwardly 115 feet to the easterly margin of Sioux Terrace; thence with the easterly margin of said Sioux Terrace, northwardly 101.3 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the right, 39.27 feet to the southerly margin of Cheyenne Court; thence with the southerly margin of said Cheyenne Court, eastwardly 80 feet to the point of BEGINNING.

BEING the same property conveyed to Thomas E. Sims and wife, Bessie V. Sims by deed from Joel F. Throneberry, Jr., and wife, Betty L. Throneberry of record in Book 4574, page 987, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4047, page 877, Register's Office for Davidson County, Tennessee, and to easements and setback requirements as set forth on the above plan of record, and further subject to taxes for the current year, which have been prorated and assumed by the Grantee herein.

This is (unimproved / improved (XX) property, known as 1301 Sioux Terrace, Madison, Tennessee 37115
(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 our hand S this 22 day of August, 1974

Thomas E. Sims

Bessie V. Sims

STATE OF TENNESSEE
Davidson County

BOOK 4850 PAGE 559

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Sims and wife, Bessie V. Sims

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 Madison, Tennessee, this 22 day of August 1974

Commission expires 4-30-78

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
THOMAS E. SIMS et ux

TO
IRA M. RICE

C 70387

IDENTIF. REFERENCE

SEP 10 9 30 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 10 74	CONV	41,000.00		
SEP 10 74	S'TAX		A* 106.60	
SEP 10 74	PR'FEE		A* .50	
SEP 10 74	W'DEED		A* 4.00	* 111.10