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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

Walton D. Newell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 19 75

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Walton Daniel Newell, et ux (NAME) | SAME (NAME) | 118-1-246 |
| 914 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 118-1-319 |
| Nashville, Tennessee-37206 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, WILLIAM H. RICE and wife, DONNA ELAINE RICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTON DANIEL NEWELL and wife, BETTY H. NEWELL

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:

LAND in Davidson County, Tennessee, being Lot No. 88 on the Map of Dr. L. G. Noel's Second Idlewild Subdivision, of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.

SAID Lot No. 88 fronts 50 feet along the southerly margin of Paris Avenue (formerly Pope Avenue) and extends back between parallel lines 150 feet to an alley.

LAND in Davidson County, Tennessee, being Lot No. 151 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee. SAID Lot No. 151 fronts 50 feet along the south margin of Montrose Avenua and extends back 126 feet on the east line and 133.7 feet on the west line to an alley in the rear on which it measures 50.7 feet.

BEING part of the same property conveyed to William H. Rice and wife, Donna C. Rice, by deed from Vivion H. Rice and wife, Mary R. Rice, of record in Book 4694, page 465, Register's Office for Davidson County, Tennessee.

SUBJECT to 1975 taxes, which Grantees assume and have been prorated this date.

SUBJECT to restrictions and any limitations which may appear of record in the Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to V. H. Rice and wife, Mary R. Rice, of record in Book 4694, page 467, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1005 Paris Avenue & 909 Montrose Avenue, Nashville, Tennessee
(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 15th day of September, 19 75.

William H. Rice

William H. Rice

Donna Elaine Rice

Donna Elaine Rice

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Rice and wife, Donna C. Rice

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 15th day of September, 1975.

Commission expires May 29, 1977

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

CTC 227296 and 227297

# WARRANTY DEED

FROM

WILLIAM H. RICE, ET UX

TO

WALTON DANIEL NEWELL, ET UX

D 1 6 1 2 3

IDENTIF. REFERENCE

SEP 18 2 04 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP 18 75 | CONV | 18,500.00 | | | |
| SEP 18 75 | S'TAX | | A* | 48.10 | |
| SEP 18 75 | PR'FEE | | A* | .50 | |
| SEP 18 75 | W'DEED | | A* | 4.00 | * 52.60 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215