This instrument prepared by
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee

BOOK 5322 PAGE 214

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Fay Rice, Jr. et ux.	Same	115-14 Par.43
(NAME)	(NAME)	
414 Grayson Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by John Fay Rice, Jr. and wife, Maxine Mitchell Rice, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Linda W. Tweedy, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said John Fay Rice, Jr. and wife, Maxine Mitchell Rice, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 823 on the Plan of Section IX, West Meade Farms, Inc., of record in Book 2331, page 78, Register's Office for said County.

Said Lot No. 823 fronts 181.1 feet on the southerly side of Grayson Drive and runs back 321.9 on the easterly line and 385.5 feet on the westerly line, to a dead line in the rear on which it measures 193.4 feet.

The above described property was conveyed to Marvin Stuart Tweedy and wife, Linda W. Tweedy by deed from William Reid and wife, Hilda Isabel Reid, of record in Book 4559, page 547, said Register's Office, the said Marvin Stuart Tweedy and Linda W. Tweedy having since been granted a final decree of divorce, of record in Book 5288, page 579, said Register's Office, in which title was vested in Linda W. Tweedy.

This conveyance is made subject to 10-foot easement for public utilities along the southwesterly line of premises, 125-foot building setback line from Grayson Drive, and conditions of owners certificate, as shown on plan of record in Book 2331, page 78, Register's Office for said County said setback line being changed to 95 feet by instrument of record in book 2706, page 231, said Register's Office; and to restrictive covenants of record in book 2481, page 483, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,500.00

Subscribed and sworn to before me, this the 7th day of August 19 78

Affiant John Fay Rice

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

This is improved ( ) unimproved (X) property, known as 414 Grayson Drive, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: of (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John Fay Rice, Jr. and wife, Maxine Mitchel Rice, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except taxes for 1978 which are prorated and assumed by the grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Fay Rice, Jr. and wife, Maxine Mitchel Rice, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 7th day of August, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Linda W. Tweedy

Linda W. Tweedy

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Linda W. Tweedy,

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

Witness my hand and official seal at Nashville, Tennessee
this 7th *day of* August, *19* 78

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC STATE AT LARGE

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 37237
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Linda W. Tweedy

TO
John Fay Rice, Jr. et ux.

AUG-8 78	CONV	65,500.00			
AUG-8 78	S'TAX		B*	170.30	
AUG-8 78	PR'FEE		B*	.50	
AUG-8 78	W'DEED		B*	4.00	* 174.80

E 8 1 5 3 7

IDENTIF. REFERENCE

AUG 8 11 00 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238