This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5449 PAGE 689

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances M. Bledsoe	Third National Mortgage Company	104-15-47
(NAME)	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by Frances M. Bledsoe and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Charles O. Rice and Mary Jane Gibson, heirs-at-law of Lenore Jane Rice, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said Frances M. Bledsoe

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows, to wit:
Being Lot No. 76 in Sunset Park Plan, as of record in Plan Book 332, page 132, said Register's Office.

Said Lot No. 76 fronts 100 feet on the north side of West Ashwood, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Charles A. Rice and wife, Lenore Jane Rice by deed from Ida E. Morgan, of record in Book 1283, page 471, said Register's Office, the said Charles A. Rice and wife, Lenore Jane Rice having since died, he having predeceased her, and she having died intestate, her heirs at law being Charles O. Rice and Mary Jane Gibson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,500.00

Subscribed and sworn to before me, this the 11th day of June 1979.

Affiant

My commission expires: 8-12-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2532 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are 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 for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 11th *day of* June, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles O. Rice by
Nancy D. Rice Power of Attorney

Charles O. Rice by his attorney-in-fact
Nancy Rice

Mary Jane Gibson

Mary Jane Gibson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Mary Jane Gibson

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, *this* 11th *day of* June, *19*79.

Doris E. Moran *Notary Public*

Commission expires 8-12-81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

STATE OF
COUNTY OF

On this 11th day of June, 1979, before me, _____, a Notary Public in and for said County and State, personally appeared Nancy Rice, to me known to be the person who executed the foregoing instrument in behalf of Charles O. Rice and acknowledged that she executed the same as the free act and deed of said Charles O. Rice.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 1979.

Doris E. Moran
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 8-12-81

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 23441

WARRANTY DEED

FROM
Charles O. Rice and Mary Jane Gibson

TO
Frances M. Bledsoe

F 34478

IDENTIF. REFERENCE

JUN 14 8 09 AM '79

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

9383

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52500.00-	CO
			136.50	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 141.00-
9353A	06/14/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 4 4 7 8

IDENTIF. REFERENCE

JUN 14 8 09 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 690287