3837 02/21 25.10- CASH

WARRANTY DEED

BOOK 5568 PAGE 571

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Nancy Upchurch Rider	Cameron Brown Company	15D-20870
(NAME:)	(NAME:)	
1123 Ardee Avenue	4300 Six Forks Road	Map 61-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Raleigh, North Carolina	Par. 96
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00

Ten and no/100---------- *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for further consideration, the Grantee, Nancy Upchurch Rider, herein assumes and agrees to pay the remaining unpaid balance, so as to hold the Grantor, William Lester Rider, harmless, of a note dated October 23, 1968, executed by Jane Burke, a single person, payable to Administrator of Veterans Affairs, for the original sum of $10,000.00, with interest at 6-3/4% per annum, both principal and interest payable $69.10 monthly, beginning November 23, 1968, final October 23, 1993, and secured by a Deed of Trust of record in Book 4281, page 455, Register's Office for Davidson County, Tennessee, which said note and indebtedness was assumed by the said William Lester Rider and wife, Nancy Upchurch Rider, in a deed of record in Book 4357, page 837, Register's Office for Davidson County, Tennessee.

I, WILLIAM LESTER RIDER, *have bargained and sold, and by these presents do transfer and convey unto the said* NANCY UPCHURCH RIDER, all of my right, title & interest, being an estate by the entirety, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* it being my desire and intention to vest in the Grantee a fee simple title as provided for in Section 64-110 TCA,

A certain lot or parcel of land situate in Davidson County, Tennessee, being 1123 Ardee Avenue. Nashville, Tennessee, and described as follows, to-wit:

Being Lot No. 10, Block "C" on the Map Resubdivision of Sunnymeade as of record in Book 974, pages 56 and 57, Register's Office for said County. Said Lot No. 10 fronts 50 feet on the northerly side of Ardee Avenue and runs back 211.8 feet on the easterly line and 209.3 feet on the westerly line to a dead line, measuring 50 feet, and being the same property conveyed to William Lester Rider and wife, Nancy Upchurch Rider, by Jane Burke, a single person, of record in Book 4357, page 837, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) Restrictive covenants of record in Book 1136, page 329, Register's Office for Davidson County, Tennessee.

(2) Plan of record in Book 974, pages 56 and 57, said Register's Office, shows an 8-foot easement for public utility purposes along rear line of said lot.

(3) 10-foot permanent and 20-foot temporary easement for sanitary sewer of record in Book 4040, page 353, said Register's Office.

This instrument was prepared by
S. L. SWANN
ATTORNEY AT LAW
Springfield, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 21st day of November 19 79

Nancy Upchurch Rider
Affiant

My commission expires: 11/14/79
(Affix Seal)

Notary Public

Said premises are encumbered as follows:

(1) A Deed of Trust executed by Jane Burke, a single person, to Joe A. Benedict, Trustee, to secure note in the original principal amount of $10,000.00, as previously set out, payable to Administrator of Veterans Affairs, of record in Book 4281, page 455, Register's Office of Davidson County, Tennessee, which the Grantee, Nancy Upchurch Rider assumes, so as to hold the Grantor, William Lester Rider, harmless.

(2) A Deed of Trust executed by William Lester Rider and wife, Nancy Upchurch Rider, to Gary Haynes, Trustee, to secure the payment of note payable to Springfield Production Credit Association of Springfield, Tennessee, in the original amount of $8,908.00, dated March 21, 1975, of record in Land Mortgage Book 4905, page 627, Register's Office of Davidson County, Tennessee. The said Grantor, William Lester Rider, and the said Grantee, Nancy Upchurch Rider, are equally liable for the unpaid indebtedness on said note to the Springfield Production Credit Association, as set out in said Deed of Trust.

This is improved (XX) unimproved ( ) property, known as 1123 (House Number) Ardee Avenue (Street) P. O. Address: Nashville, Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, *heirs and assigns, forever.*

And I *do covenant with the said* Grantee *that* I am *lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered,* as tenancy by the entirety except for two (2) certain Deeds of Trust as hereinabove set out.

And the Grantor *do further covenant and bind* his *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 5th *day of* July, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Lester Rider

WILLIAM LESTER RIDER

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ ROBERTSON

Personally appeared before me, Goran W. Yost, a Notary Public in and for said County and State, the within named WILLIAM LESTER RIDER,

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

Witness my hand and official seal at Springfield, Tennessee, this 5th day of July, 19 77

Goran W. Yost, Notary Public.

Commission Expires Jan. 28, 1978.

STATE OF
COUNTY OF

Personally appeared before me, , 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.

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

, Notary Public.

Commission Expires.

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.

IDENTIF. REFERENCE F 77367

FEB 21 4 18 PM '80

FELIX [illegible] II REGISTER DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5568 PAGE 574

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

6000.00- CO
15.60 CO TX
.50 PRFEE
9.00 WDEED
CASH 25.10-
3837A02/21/80 84L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 77367

IDENTIF. REFERENCE

FEB 21 4 19 PM '80

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

No: 743108