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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 $

$ 41,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER 19 80

Notary Public

MY COMMISSION EXPIRES: 1-26-84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Rice (NAME)	The Kissell Company (NAME)	MAP 91-9 S
6003 Deal Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 153
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	RPA-22630

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, Ruby Dobbs, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Rice et ux Pamela C. 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:

LAND in Davidson County, Tennessee, being part of Lot No. 19 on the plan of B. F. Cockrills Farm, of record in Book 161, pages 134 & 135, Register's Office for said County; and being the easterly 20 feet of Lot Nos. 17, 18, 19, & 20 and all of Lot No. 21 on the plan of W. P. Evans Resubdivision of part of Lot No. 19 of B. F. Cockrills Farm, not of record, described according to a copy of a survey made by E. R. Southgate and Son, Surveyors, October 29, 1947, as follows:

BEGINNING at a point on the southerly margin of Deal Avenue at the northeasterly corner of the Clayton Sugg McClendon property (Book 4621, page 325, Register's Office for said County), said point being 160 feet east of the easterly margin of Eastboro Drive, formerly Cowan Avenue; thence, with the margin of Deal Avenue, easterly 92 feet to a point; thence, southerly 185.25 feet, more or less, to a point; thence, westerly 92.42 feet, more or less, to a point; thence, northerly 192 feet to the point of beginning.

BEING the same property conveyed to Ruby Dobbs by deed from Joe V. Dobbs and wife, Ruby Dobbs, of record in Book 2635, page 89, said Register's Office; and by final divorce decree in the 4th Circuit Court for said County in Minute Book 2, page 111, Rule No. 28970.

This is unimproved ( ) improved (X) property, known as 6003 Deal Avenue (House Number) (Street) Nashville, Tenn. 37209 (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 my hand this 14TH day of NOVEMBER, 19 80

Ruby Dobbs
Ruby Dobbs

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 Ruby Dobbs

the 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 14TH day of NOVEMBER 1980

Commission expires 1-22-84

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
Ruby Dobbs

TO
David R. Rice

G 18254

IDENTIF. REFERENCE

Nov 19 2 51 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

1-15-113.15 - CHECK

5451

C101 435

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5680 PAGE 435

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

41000.00- CO
106.60 CO TX
.50 PRFE
6.00 WDE D
CHECK 113.10-
5491A11/19/80 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61825 4

RECEIVED FOR REFERENCE
NOV 19 2 51 PM '80
REGISTER

No. 792916