3615

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
Suite C-11, The Paddock, 229 Ward Circle
Brentwood, Tennessee 37027

BOOK 6482 PAGE 516

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Douglas M. Rice (NAME)	Zeitlin Financial Services, Inc. (NAME)	Map 72-3
1300 Greenfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 325
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	FB# 15-DZ-9715

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, CHARLES HENRY GENY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS M. RICE and wife MARY BETH A. RICE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the unrecorded Plan of Nashville Trust Company Subdivision of Lots 1, 2 and a 30-foot strip adjoining Lot No. 1 on the West as shown on Plan of subdivision of Mora Sharpe lands, of record in Book 547, page 114, Register's Office for said County.

Beginning at the southeast intersection of Greenfield Avenue and an Alley; thence with the margin of said Avenue, eastwardly 70 feet to the corner of Lots 1 and 2; thence with the line between said lots, southwardly 200 feet to a point; thence westwardly 43 feet to the easterly margin of said alley; thence with the margin of the same, northwardly 200 feet to the point of beginning.

Being the same property conveyed to Charles Henry Geny by deed from Freeman G. Chaffin, Jr. of record in Book 5881, page 826, and by quitclaim deed from Robert Lee Scott of record in Book 5972, page 281, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to : (1) 1985 taxes, which have been prorated and assumed by the Buyers; (2) Easements in Book 1101, page 74 and Book 4277, page 703; (3) All matters appearing on the Plan of record in Plat Book 547, page 114, Register's Office for Davidson County, Tennessee.

Mary Ruth Geny, wife of Charles Henry Geny, hereby joins in the execution of this instrument for the purpose of conveying any and all interest , including, but not limited to all marital rights, which she may have in the subject property.

unimproved ( )
This is improved (XX) property, known as 1300 Greenfield Avenue Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of January, 1985.

CHARLES HENRY GENY

MARY RUTH GENY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES HENRY GENY and wife, MARY RUTH GENY

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 1985.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

1.7.9.6.0.1

IDENTIF. REFERENCE

JAN 28 1 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 85

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

7000 01/28 146.90- CHECK

WARRANTY DEED

FROM

CHARLES HENRY GENY and wife,
MARY RUTH GENY

TO

DOUGLAS M. RICE and wife,
MARY BETH A. RICE

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

RECEIVED OF _____

FOR _____ BOOK 6482 PAGE 518

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

54000.00- CAMT.
140.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.90-
7000A01/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 9 6 0

IDENTIF. REFERENCE

JAN 28 1 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104529