WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ FIVE & 00/100 ($5.00) - DOLLARS cash in hand paid by Jim M. Fitts and wife, Sammye Phillips Fitts, the receipt of which is hereby acknowledged, and for the purpose of dividing the property conveyed to me in the deed from Agnes A. Russell and Sammye Phillips Fitts, and to create an estate as tenants by the entirety, I, CHARLES B. WHITWORTH, JR., an unmarried man,

have bargained and sold, and by these presents do transfer and convey unto the said JIM M. FITTS AND WIFE, SAMMYE PHILLIPS FITTS, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 7th, formerly the 11th, Civil District of said County, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, June 19, 1946, as follows:

Beginning at a point in the westerly margin of the Granny White Pike at the southeast corner of the property conveyed to Mary L. Rudolph by deed from Mattie Sawyers et al, of record in Book 1101, page 509, Register's Office for said County, being the northeast corner of this tract; thence with the westerly margin of Granny White Pike, South 17° 18' West 315 feet to a stake at the northeast corner of the property this day conveyed to J. Carl Russell and wife, Agnes A. Russell; thence with Russell's north line North 85° 20' West 802 feet to a stake; and continuing with their line, North 85° 50' West 622 feet to a stake; thence North 5° 30' East 297.8 feet to a stake; thence South 84° 55' East 620 feet to a stake; thence South 87° East 869.2 feet to the westerly margin of said Granny White Pike, the point of beginning, containing 9.77 acres more or less.

Being part of the property conveyed to Agnes A. Russell and Mrs. Sammye Phillips Fitts, by deed from L. R. Robinson and wife, of record in Book 1385, page 673, said Register's Office, and being part of the property conveyed to Charles B. Whitworth, Jr., by deed from Agnes A. Russell and Sammye Phillips Fitts, and filed for record in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jim M. Fitts and wife, Sammye Phillips Fitts, their heirs and assigns, forever.

And I do covenant with the said Jim M. Fitts and wife, Sammye Phillips Fitts, 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.

And I, Charles B. Whitworth, Jr., an unmarried man, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jim M. Fitts and wife, Sammye Phillips Fitts, only as to such title coming through or by me from the grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of March, 1947

Charles B. Whitworth, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named Charles B. Whitworth, Jr., an unmarried man, 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 Nashville, Tennessee, this day of March, 1947.

Commission expires October 12, 1950

Jessie B Overton
Notary Public