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WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar cash in hand paid, the receipt of which is acknowledged, and the love and affection I have for my son, James Simmons Timothy, I have this day bargained and sold and do hereby transfer and convey unto the said James Simmons Timothy, his heirs and assigns, a seventeen one hundredths (17/100) undivided interest in a tract of land described as follows:

> Land in Davidson County, Tennessee, being part of lot No. 113 in the original plan of Nashville, beginning at the northwest corner of Church Street and 6th Avenue North (formerly High Street) being the southeast corner of said lot No. 113; thence with the northerly margin of Church Street westerly 22 feet to William Simmons' southeast corner; thence with his easterly line, parallel with High Street, northerly 87 feet to the southerly margin of an alley 5 feet wide, opened by agreement of record in Book No. 49, page 365, Register's Office for said County, thence with the southerly margin of said alley easterly 22 feet to the westerly margin of 6th Avenue North; thence with the westerly margin of said Avenue southerly 87 feet to the beginning, and being the same property formerly owned by the late James Simmons.
>
> Being the same property conveyed to Nonie Timothy by deed from Nashville Trust Company, Executor, recorded in Book 354, page 299, Register's Office of Davidson County, Tennessee, and being the same property conveyed by Nonie Timothy to Sydney F. Keeble, Trustee, of record in Book 1032, page 21, said Register's Office, and being the same property devised to P. H. Timothy by will of Nonie Timothy of record in Will Book 57, page 66, of the County Court of Davidson County, Tennessee.

Said property being conveyed subject to deed of trust from Nonie Timothy to Sydney F. Keeble, Trustee, of record in Book 1032, page 21, Register's Office of Davidson County, Tennessee, securing an indebtedness owing to the Life and Casualty Insurance Company of Tennessee in the approximate amount of $20,000.00.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, together with the right to a proportionate share of the rents and profits accruing therefrom, including rents and profits arising under a certain lease dated May 10, 1928, executed by Nonie Timothy and husband as Lessors and Tony Sudekum as Lessee, covering a term of 25 years beginning January 1, 1941, of record in Book 724, page 145, said Register's Office.

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