WARRANTY DEED

For and in consideration of the sum of

Seven Thousand ($7,000.00) and no/100 - DOLLARS paid and to be paid as follows: Five Thousand Six Hundred Ninety-three and 41/100 Dollars cash in hand paid by Jesse F. Troutt, Sr. and wife, Peggy B. Troutt, the receipt of which is hereby acknowledged, and for the remainder the said Jesse F.Troutt,Sr. and wife,Peggy B.Troutt assume and agree to pay the balance of $1306.59 of an original indebtedness of $3,000.00 secured by deed of trust executed by Ottie C.Robinson and wife,Georgia Robinson to Ivan E.Brown,Trustee, of record in book 1386, page 284,Register's Office for Davidson Co., Tennessee

We, Ottie C. Robinson and wife, Georgia Robinson

have bargained and sold, and by these presents do transfer and convey unto the said Jesse F. Troutt, Sr. and wife, Peggy B. Troutt, 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 10th, formerly the 20th, Civil District of said County, described according to a survey thereof by Pete Meyer, Surveyor, June 19, 1946, as follows:
Beginning at a railroad spike in the center line of the old Nashville-Springfield Pike, at the soutnesst corner of the E. E. Grizzard property; thence along the center line of said Pike, south 28° 30' east 231.5 feet to a railroad spike in the center line of said Pike on a bridge; thence south 39° 20' east 363 feet to a railroad spike in the center of said Pike; thence south 21° 40' east 109 feet to a point at the southeast corner of the tract herein described; thence south 72° 40' west 295.5 feet to an iron pin in the easterly right-of-way line of the L. & N. Railroad; thence along said right-of-way, north 62° west 1060.3 feet to an iron pin in a wife fence in said right-of-way,Grizzard's corner; thence along Grizzard's south line, north 76° 30' east 873.5 feet to the point of beginning, containing 9.24 acres, more or less.
Being the same property conveyed to Ottie C. Robinson and wife, Georgia Robinson by deed from H. W. Everett and wife, of record in book 1403, page 432, Register's Office for said County.

This conveyance is made subject to easement for a right-of-way granted Southern Bell Telephone & Telegraph Company by Holland Everett and wife, of record in book 1118, page 515, said Register's Office.

Taxes for 1948, pro-rated.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jesse F. Troutt, Sr. and wife, Peggy B. Troutt, their heirs and assigns, forever.

And we do covenant with the said Jesse F. Troutt, Sr. and wife, Peggy B. Troutt 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, except as hereinabove 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 Jesse F. Troutt, Sr. and wife, Peggy B. Troutt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of April, 1948.

Ottie C. Robinson

Georgia Robinson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E B Walton, a Notary Public in and for said County and State, the within named Ottie C. Robinson and wife, Georgia Robinson

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

Witness my hand and official seal at office, this 17 day of April, 1948.

E B Walton
Notary Public

My Commission expires April 5-1949

SM 10-47 F. & P. CO. 934