WARRANTY DEED

FROM

HARRY G. NICHOL, TRUSTEE,

TO

URSA V. MADDUX.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave. North
NASHVILLE, TENN.

For and in Consideration of the sum of One ($1.00) - DOLLARS

cash in hand paid by Mrs. Ursa V. Maddux, the receipt of which is hereby acknowledged, and in the further consideration of the fact that the following described property was conveyed to the undersigned, Harry G. Nichol, Trustee, for the sole purpose of re-conveying the same to said Ursa V. Maddux, under a deed dated December 15, 1948, executed by L. P. Maddux and wife, Ursa V. Maddux, of record in Book ________, page ______, Register's Office for Davidson County, Tennessee,

I, Harry G. Nichol, Trustee, as aforesaid,

have bargained and sold, and by these presents do transfer and convey unto the said Ursa V. Maddux, her 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 the southerly part of Lot No. 3 on the map of a resubdivision of lots Nos. 1 to 6 and 7 and 8 and 16 of the Sallie Johnson Addition, as of record in Book 421, page 22, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr., Surveyor, May 14, 1945, as follows:

Beginning at a point on the westerly margin of Gallatin Pike at the southeast corner of lot No. 3; thence with the southerly line of lot No. 3, westwardly 186-1/4 feet to the easterly margin of a 12-foot alley; thence with the easterly margin of said alley, northwardly 50 feet; thence eastwardly 137.9 feet to a post and stake; thence southeastwardly 57.1 feet to the westerly margin of Gallatin Pike; thence with the westerly margin of said Pike southwardly 25.33 feet to the point of beginning; being part of the property conveyed to Mrs. Grace Moore Mason by deed from Will N. Young and wife, of record in Book 982, page 306, said Register's Office;

And being the same property conveyed to L. P. Maddux and wife, Ursa V. Maddux, by deed of Mrs. Grace Moore Mason, of record in Book 1309, page 696, R.O.D.C., Tenn.; and being the same property conveyed to Harry G. Nichol, Trustee, by deed of L. P. Maddux and wife, of record in Book ____, page ______, R.O.D.C., Tenn.

This conveyance is made subject to any liens and encumbrances now existing and against said tract of land.