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WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and No/100 DOLLARS

Cash in hand and other good and valuable considerations accepted as cash paid by M. S. Poteat, the receipt of which is hereby acknowledged,

We, Ray E. Gardner and wife, Lillian B. Gardner

have bargained and sold, and by these presents do transfer and convey unto the said

M. S. Poteat

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being part of Tract No. 1 on the Map of the lands of W. W. Berry, deceased, of record in Book 421, page 26, Register's Office for said County, described according to a copy of a survey made October 30, 1948, by Hal R. Swann, Jr., Surveyor, as follows: Beginning at the northwest intersection of Craighead Avenue and Bransford Avenue; thence with the margin of Craighead Avenue westerly 326 ft. to the southeast corner of the property of Metal Products Company; thence with their easterly line, northerly 428.6 feet a point on the southerly bank of Brown's Creek; thence with the margin of said creek north 40 degrees 14' east 85 ft. to a point in the westerly margin of Bransford Avenue; thence with the margin of said Avenue south 20 degrees 38' east 28.6 ft. to the northerly corner of the property conveyed to Macon P. Paris, et al, by deed of record in Book 1645, page 477, said Register's Office; thence with their north line south 40 degrees 14' west 68.2 ft. to a point, and continuing with their line south 20 degrees 38' east 30 ft. to a point; thence north 40 degrees 14' east 68.2 ft. to the westerly margin of Bransford Avenue; thence with the margin of said Avenue, south 20 degrees 38' east 95.4 ft. to the beginning of a curve, and continuing with the margin of said Avenue, southeasterly, along a slight curve 249 ft. to a point, and continuing with the margin of said Avenue, south 39 degrees 13' east 185.5 ft. to the beginning. Being part of the property conveyed to Ray E. Gardner and wife, Lillian B. Gardner, by deed from James E. Malone and wife, of record in Book 1577, page 294, 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 M. S. Poteat

his heirs and assigns, forever.

And we do ~~covenant~~ covenant with the said M. S. Poteat

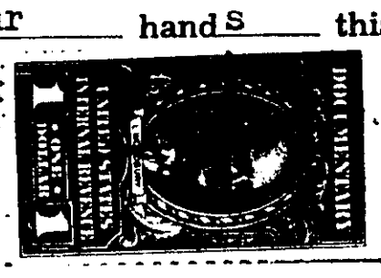
that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, Ray E. Gardner and wife, Lillian B. Gardner

do further ~~covenant~~ covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said M. S. Poteat

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of February, 1949


Ray E. Gardner

Lillian B. Gardner



STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Hilmen Bernard, a Notary Public in and for said County and State, the within named Ray E. Gardner and wife, Lillian B. Gardner

the bargainor S, 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 11th day of February, 1949.

Commission expires January 12, 1953

Mrs. Hilmen Bernard
Notary Public

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