WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five-Thousand, Five-Hundred and No/100 ($5,500.00) Dollars, cash in hand paid by Tennessee Seed Producers, Incorporated, the receipt of which is hereby acknowledged.

We, Martin A. Byrd and wife, Georgia F. Byrd, have bargained and sold, and by these presents do transfer and convey unto the said Tennessee Seed Producers, Incorporated, a corporation created and existing under the laws of the State of Tennessee, with its principal office, situs and headquarters at Nashville, Davidson County, Tennessee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of J. T. Patton's Lot, not of record, and described as follows:
> Beginning at a point on the northerly margin of Murfreesboro Pike, the southwest corner of said Lot No. 4 and the original J.T.Patton 2-3/4-acre tract, being also the southeast corner of a lot conveyed to H.B. Park and wife, et al, by deed from Sam T. Reese and wife, or record in Book 562, page 223, Register's Office for said County, and running thence south 72½ degrees east, with the north margin of said Pike, 50 feet to the southeast corner of Lot No. 4, being also the southwest corner of a lot conveyed by B. Sklar,Jr., and wife, to S. G. Pugh and wife, by deed of record in Book 689, page 164, said Register's Office; thence northerly with said Pugh's westerly line, 150 feet to the northwest corner of said lot, being also the southwest corner of a lot conveyed by American National Bank to O. K. Carney, by deed of record in Book 873, page 313, said Register's Office; thence continuing in the same direction, with the west line of said Carney Lot, 173 feet, more or less, to the Elm Hill Pike or Stones' River Pike; thence with the southerly margin of said Pike 50 feet to the northwest corner of Lot No. 4 of the Original J.T.Patton's 2-3/4 Acre Tract, being also the northeast corner of the lot conveyed to H. B. Park and wife, et al, above referred to; thence southerly with the easterly line of said Park lot, 308 feet to the beginning.
> Being the same property conveyed to Martin A. Byrd and wife, Georgia F. Byrd, by deed from Frank L. Lehman and August M. Lehman, of record in Book 1683, page 403, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tennessee Seed Producers, Incorporated, its successors and assigns, forever.

And we do covenant with the said Tennessee Seed Producers, Incorporated, 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.