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WARRANTY DEED Form 1961 Published by Tennessee Title Company

For and in consideration of the sum of $ 1,650.00,

- - - - - ONE THOUSAND SIX HUNDRED FIFTY AND NO/100 - - - - - DOLLARS

Cash in hand paid by Henry J. Winfrey, receipt of which is hereby acknowledged,

We, E. E. Brown and wife, Lois S. Brown, [redacted] have bargained and sold, and by these presents do transfer and convey unto the said Henry J. Winfrey, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lying in the 13th, formerly 25th, Civil District of said County, on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 177, Register's Office for saidCounty, and being known as Tract No. 22 of the Dr. E. E. Brown Farm, formerly the Governor Roberts Property, and shown on a copy of a survey made May 16 and 24, 1949, by Jno. D. Kerr, County Surveyor for Rutherford County, Tennessee, and described as follows:

Beginning at a point in the center line of a road, at a concrete corner post at the common corner of Tracts 22 and 23, in the line of Tract 21, as shown on said Kerr Survey; thence with the center of said road, as follows: North 82° east 12.6 poles, to a stake, north 2° east 24.8 poles to a stake, north 27° east 30.4 poles to a stake, north 14° east 21.3 poles to a stake, north 65° east 21.9 poles to a stake and elm tree, north 41° east 6.5 poles, north 62° east ____ poles, north 62° east 12.9 poles, and north 69½° east 14.6 poles to a stake; thence south 82½° east 12.7 poles to a concrete corner post; thence south 6° east 33 poles to a concrete post; thence south 38° west 44 poles to a concrete post; thence south 59° west 16.9 poles to a concrete post; thence south 4° west 72 poles to a concrete post; thence north 86° west 45 poles to the point of beginning, containing 23 acres, more or less.

Being part of the property conveyed to E. E. Brown by deed from Union Central Life Insurance Company, of record in Book 1229, page 289, 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 Henry J. Winfrey, his heirs and assigns, forever.

And we do covenant with the said Henry J. Winfrey, 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, E. E. Brown and wife, Lois S. Brown, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry J. Winfrey, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 28th day of June, 1961

E. E. Brown

Lois S. Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards a Notary Public in and for said County and State, the within named E. E. Brown and wife, Lois S. Brown, 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 Nashville, Tennessee, this 1st day of August, 1961.

Commission expires July 11, 1950

Lawrence D. Richards
Notary Public

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