WARRANTY DEED

For and in consideration of the sum of Five ($5.00) - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Houston T. Ezell and wife, Mabel Ezell have bargained and sold, and by these presents do transfer and convey unto the said Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz and John P. Baltz/their 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 part of Lot No. 3 and all of Lots Nos. 4 and 5 on the map of Johnson Bransford's Subdivision of the Hester Tract, not of record, described together according to a survey made by Erle Drake, County Surveyor, February 12, 1931, as follows:
Beginning in the center of Elm Hill Pike, at the northeast corner of the property conveyed to John S. Weber and wife by deed from Houston T. Ezell and wife, of record in book 1627, page 193, Register's Office for said County; thence with Weber's easterly line, southwardly 734 feet to the northwesterly right-of-way line of the Lebanon Branch of the N. C. & St. L. Railroad; thence with same north 43½° east 493 feet to the corner of lots Nos. 4 and 5; thence continuing with the northwesterly margin of said right-of-way line, north 37¼° east 513 feet to the center of an unnamed avenue; thence with the center of same, north 78° west 344 feet to the center of Elm Hill Pike; thence with the center of same, south 55° west 47 feet and south 76° west 385 feet to the beginning, containing 7-3/4 acres, more or less. Being part of the property conveyed to Houston T. Ezell and wife, Mabel Ezell, by deed from L. C. Johnson and wife, of record in book 1341, page 505, 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 Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz and John P. Baltz their heirs and assigns, forever.

And we do covenant with the said Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz and John P./Baltz ~~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, Houston T. Ezell and wife, Mabel Ezell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis /L. Baltz and John P. Baltz, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of October, 1950

Houston T. Ezell

Mabell Ezell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ethelyne Tatom, a Notary Public in and for said County and State, the within named Houston T. Ezell and wife, Mabel Ezell

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 30th day of October, 1950.

Commission expires Oct. 23, 1951

Ethelyne Tatom
Notary Public

FOSTER & PARKES CO., NASHVILLE