WARRANTY DEED Form 1002 Published by Tennessee Title Co.

For and in consideration of the sum of $ 7,500.00

Seventy Five Hundred and No/100---------- DOLLARS

of which sum, $2,080.43 has been paid in cash by Alvin E. Boyd and wife, Meda Mai Boyd, the receipt of which is hereby acknowledged, and for the balance in the sum of $5,419.57, the grantees assume a loan secured by deed of trust executed by James E. Agee, Sr., and wife, to Louis R. Linx, Trustee, of record in Book 1549, page 357, to secure First Federal Savings & Loan Assn., of Nashville, one note, dated November 14, 1947, for $6,700.00, and future advances, with interest at 4% per annum, both principal and interest payable in 180 monthly installments of $49.56 each, beginning December 1, 1947.

We, James E. Agee, Sr., and wife, Lillian Heath Agee

have bargained and sold, and by these presents do transfer and convey unto the said Alvin E. Boyd and wife, Meda Mai Boyd, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 2 on the Plan of Lots laid off for Charles O. DuBois on Hall's Lane, and described as follows:

Beginning at a point in the center of Hall's Lane at the southwest corner of the property conveyed to the Lakewood Water Company by deed from C. O. DuBois, of record in Book 1046, page 284, Register's Office for said county; thence with the west line of the said Lakewood Water Company Property, North 19 degrees east 859.3 feet to a point in the east line of the original 130 acre tract; thence north 5 degrees east 106.1 feet to a stake; thence North 71 degrees west 159.7 feet to a stake, the common corner of Lots Nos. 2 and 3 of said Plan; thence with the line between said two lots south 18 degrees west 1043.5 feet to the center of Halls Lane; thence with the center line of said Halls Lane, south 71 degrees west 242 feet to the point of beginning, containing 4.97 acres.

Being the same property conveyed to James E. Agee, Sr., and wife, Lillian Heath Agee, by deed from E. L. Young and wife, of record in Book 1580, page 413, 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 Alvin E. Boyd and wife, Meda Mai Boyd, their heirs and assigns, forever.

And we do covenant with the said Alvin E. Boyd and wife, Meda Mai Boyd 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. except as set out above and 1951 taxes.

And we, James E. Agee, Sr., and wife, Lillian Heath Agee do further covenant and bind oursleves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alvin E. Boyd and wife, Meda Mai Boyd, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of February, 1951.

x James E. Agee Sr.

x Lillian Heath Agee

STATE OF TENNESSEE
~~Davidson~~ Hamilton County

Personally appeared before me, Elizabeth H. Varner, a Notary Public in and for said County and State, the within named James E. Agee and wife, Lillian Heath Agee

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 Chattanooga Tennessee, Tennessee, this 12th day of February, 1951.

Commission expires July 1, 1953

Elizabeth H. Varner
Notary Public