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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR cash in hand paid by MINNIE GEIGER, the receipt of which is hereby acknowledged and other valuable considerations, we, JOHN C. GEIGER and wife, ELIZABETH BEAN GEIGER, WILLIAM A. GEIGER and wife, KATHERINE PURKELL GEIGER, ROBERT JAMES GEIGER and wife, MARTHA DEADERICK GEIGER, have bargained and sold, and by these presents do transfer and convey unto the said MINNIE GEIGER, her heirs and assigns, a one-half undivided interest in 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. 11 on the Map of the Original Plan of Brownsville, of record in Book 21, page 9, Register's Office for said County, and being known as part of Lots 23, 24, 25 and 26 on the Map of the First Subdivision of Brownsville, of record in Book 21, page 112, said Register's Office, and described as follows:

Beginning at a spike in the north margin of Locke Street 200 feet east of Scott Avenue; thence easterly along the northerly margin of Locke Street, 140 feet to a point, the southwest corner of a lot conveyed to Mrs. Annie Stockton Savell by deed from J. C. Dale, Jr., Clerk & Master, et al, of record in Book 1149, page 160, said Register's Office; thence along Savell's westerly line northerly 210 feet to a point, Savell's northwest corner; thence westerly 140 feet to a stake; thence southerly 210 feet, more or less, to the beginning.

Being the same property inherited by John C. Geiger, William A. Geiger and Robert James Geiger from the late R. J. Geiger, deceased. Said property is conveyed subject to the marital rights of the grantee, Minnie Geiger, and it is also conveyed subject to an easement granted the City of Nashville by Mrs. R. J. Geiger (Minnie Geiger) for a sewer line of record in Book 1136, page 542, Register's Office for said County.

To have and to hold the said one-half undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Minnie Geiger, her heirs and assigns, forever. And we do covenant with the said Minnie Geiger that we are lawfully seized and possessed of said one-half undivided interest in said land in fee simple; have a good right to convey it, and the same is unencumbered, except as above set out.

And we do further covenant and bind ourselves, our heirs and