TRACT 3

Being lot No. 7 on the Plan of John M. Bass' Second Addition, as of record in book 21, page 114, Register's Office for said County.

Said lot No. 7 fronts 50 feet on the easterly side of 8th Avenue South, as widened, and runs back 158.95 feet on the northerly line and 158.7 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to George S. Buchanan and Edward S. Sumner by deed from Lillian Wyatt Allen, of record in book 1511, page 119, Register's Office for said County.

Tract No. 1 is conveyed subject to an existing lease entered into by and between Edward S. Sumner et al and American Mutual Liability Insurance Company.

TO HAVE AND TO HOLD, the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said BuSum Realty Company, a Tennessee Corporation, its successors and assigns, forever.

And we do covenant with the said BuSum Realty Company 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 by lease as hereinabove set out and taxes for the year 1951, subject to which this conveyance is executed.

And we, the said G. S. Buchanan and Edward S. Sumner, individually, and as partners, doing business as Sumner Construction Company, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said BuSum Realty Company, its successors and assigns, against the lawful claims of all persons whomsoever.