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For and in consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS

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

We, Richard G. Knipfer and wife, Martha ~. Knipfer

have bargained and sold, and by these presents do transfer and convey unto the said Carl B. Knipfer and wife, Dorothy Dunn Knipfer, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee described partly according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, February 9, 1948, as follows:
Beginning at a point in the Nashville & Springfield Road, the northwesterly corner of this tract, in the southwest corner of a tract of 1.3 acres, owned by C. E. Neal, opposite a fence line; thence North 86° 19' East along a fence 290 feet to a point; thence North 84° 47' East 115 feet to a 24-inch maple tree; thence North 7° 09' West 117.4 feet to a point, the northerst corner of said 1.3-acre tract; thence North 87° 10' West 29.7 feet to a stake in the west line of the lands of O. A. Felts; thence with Felts' west line, South 3° East 750 feet to a point; thence westerly 478 feet, more or less, to a point in the Nashville & Springfield Road; thence with said Road, North 3.0 ~est 88 feet to a point; thence North 7° 15' West 84 feet to the point of beginning.- Being part of the property conveyed to Richard G. Knipfer and wife, Martha ~. Knipfer, by deed from C. E. Neal and wife, of record in Book 1737, page 401, 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 Carl B. Knipfer and wife, Dorothy Dunn Knipfer, their heirs and assigns, forever.

And we do covenant with the said Carl B. Knipfer and wife, Dorothy Dunn Knipfer, 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, Richard G. Knipfer and wife, Martha ~. Knipfer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carl B. Knipfer and wife, Dorothy Dunn Knipfer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of December, 19 51.

Richard G. Knipfer
Martha ~. Knipfer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jean Stevens, a Notary Public in and for said County and State, the within named Richard G. Knipfer & wife, Martha ~. Knipfer

the bargainors, 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 14th day of December, 1951.

Commission expires January 10, 1954.

Notary Public

12 55863

WARRANTY DEED

FROM

Richard G. Knipfer & wife,

TO

Carl B. Knipfer & wife,

DEC 14 1951

L. A. NEWMAN & CO
REAL ESTATE
TELEPHONE 6-6403
NASHVILLE, TENN.

Form 103-A F. & P. Co.

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