WARRANTY DEED Form 1001 Published by Tennessee Title Company

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

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged, we

Ernest E. Russell and wife, Margaret Russell

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Blankenship and wife, Mary Elizabeth Blankenship 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. 22 and part of Lot No. 21 on the Map of The W. W. Gray Subdivision at Madison, Tennessee, as of record in Book 974, page 22, Register's Office for said County.

Said Lot No. 22 fronts 100 feet on the northerly side of Melrose Avenue and runs back between parallel lines 150 feet to a dead line, measuring 100 feet thereon.

Said part of Lot No. 21 is described as follows: BEGINNING at a point in the northerly margin of Melrose Avenue at the corner of Lots Nos. 21 and 22; thence with the line between said two lots northwardly 150 feet to a point, being the common rear corner of Lots Nos. 21 and 22; thence southeastwardly and diagonally across Lot No. 21, 181 feet, more or less, to a point, said point being the southeast corner of said Lot No. 21; and said point being in the northerly margin of Melrose Avenue; thence westwardly with the margin of the same 100 feet to the beginning, said part of said lot being triangular in shape.

Said Lot No. 22 and said part of Lot No. 21 being part of the same property conveyed to Ernest E. Russell and wife, Margaret Russell, by deed from Lawrence Warren and wife, Margaret Warren, of record in Book 1916, page 504, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 1876, page 253, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Blankenship and wife, Mary Elizabeth Blankenship their heirs and assigns, forever.

And we do covenant with the said Charles E. Blankenship and wife, Mary Elizabeth Blankenship 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, Ernest E. Russell and wife, Margaret Russell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Blankenship and wife, Mary Elizabeth Blankenship, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of January, 1953.

Ernest E. Russell

Margaret Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named Ernest E. Russell and wife, Margaret Russell 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 Nashville, in Tennessee, this 22 day of January, 1953.

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires April 12, 1955

Lloyd W. Pate
Notary Public