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FOR AND IN CONSIDERATION of the sum of One Thousand, Fifty Dollars ($1,050.00), cash in hand paid, the receipt whereof is hereby acknowledged, The Nashville,Chattanooga & St.Louis Railway, a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto A.J. McMahon and wife, Aileen McMahon, their heirs and assigns, subject to the exception and reservation hereinafter set forth, land in the 6th Civil District of Davidson County,Tennessee, being lot No.17 in Preliminary Plan(approved) of Re-subdivision of part of Sadler Place, more particularly described as:

Beginning at the corner between lot No.97 and what was formerly lot No.98 in the Plan of Sadler Place, recorded in Book 332, page 31, Register's Office, Davidson County,Tennessee, said corner being in the north boundary of Leafland Avenue; thence west with the north boundary of Leafland Avenue, crossing what was formerly Oakland Avenue, a distance of 190 feet, more or less, to a point in the south right of way line of The N.C.& St.L. Railway, said right of way line being a line south of, parallel with and at all points 50 feet distant from the surveyed centerline of the Radnor Yard Connecting main track as now staked on the ground; thence in a northeasterly direction with said right of way line to a point in the west boundary of lot No.97 of said Plan of Sadler Place; thence north with said west boundary of said lot No.97, a distance of 115 feet, more or less,to the beginning, being parts of the same property conveyed to the Grantor herein by Margaret C.Chumley by deed recorded in Book 2042, page 66; by Renzy B.Walker by deed recorded in Book 2042,page 65, and by R.D.Baird by deed recorded in Book 2039,page 637, Register's Office,Davidson County,Tennessee, and a part of what was formerly Oakland Avenue.

There is reserved and excepted from this conveyance an easement for utility purposes 10 feet wide extending from the north boundary of Leafland Avenue to the said southerly right of way line of said Railway, the easterly margin of said easement being the easterly margin of what was formerly Oakland Avenue.

TO HAVE AND TO HOLD the said land with the appurtenances, estate, title and interest thereto belonging to the said A.J.McMahon and wife, Aileen McMahon, their heirs and assigns,forever, however there is excepted from this warranty all that part of the property herein conveyed which lies within the boundaries of what was formerly Oakland Avenue. And The Nashville,Chattanooga & St.Louis Railway does covenant with the said A.J.McMahon and wife, Aileen McMahon, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unincumbered save by the General Mortgage of The Nashville,Chattanooga & St.Louis Railway in favor of the United States Trust Company of New York,Trustee, dated February 1,1928, and supplemental indenture dated as of February 1,1946, registered respectively in Book 825, pages 1-30 inclusive,and in Book 1159,page 421,Register's Office for Davidson County,Tennessee. And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said property herein conveyed to the said A.J.McMahon and wife,Aileen McMahon, their heirs and assigns, against the lawful claims of all persons whomsoever, and specifically to protect and hold harmless the said A.J.McMahon and wife,Aileen McMahon, their heirs and assigns, from any loss on account of said lien of said General Mortgage and Supplemental Indenture.

IN TESTIMONY WHEREOF, The Nashville,Chattanooga & St.Louis Railway has caused its corporate name and seal to be hereunto affixed by its duly authorized officers,this 26th day of February ,1953.

THE NASHVILLE,CHATTANOOGA & ST.LOUIS RAILWAY

ATTEST: D.S.Huggins Secretary

By W.S.Hackworth President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, Ladye L. Brasuman, a Notary Public, in and for the State and County aforesaid, personally appeared W.S.Hackworth and D.S. Huggins, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the President and Secretary of The Nashville,Chattanooga & St.

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