WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten----------

----------($10.00)---------- **DOLLARS**

paid in cash, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carl Batson and M. T. Melvin

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Frank J. Kneisel & wife, Callie B. Kneisel, 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. 20 on the Plan of Donelsonwood Subdivision of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 85 ft. on the Easterly side of Donelsonwood Drive and runs back 125.1 ft. on the Northerly line and 121.8 ft. on the Southerly line to a dead line measuring 85.1 ft. thereon.

Being a part of the same property conveyed to Carl Batson and M. T. Melvin by deed from Coen C. Cloyd, et al, of record in Book 2101, page 15, 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 Frank J. Kneisel and wife, Callie B. Kneisel, their **heirs and assigns, forever.**

And we **do covenant with the said** Frank J. Kneisel and wife, Callie B. Kneisel **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, Carl Batson and M. T. Melvin **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Frank J. Kneisel & wife, Callie B. Kneisel, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 30th **day of** April, 1953

M. T. Melvin

Carl Batson