WARRANTY DEED

FROM PRIOR PURCHASER BY ATTORNEY TITLE CO.

For and in consideration of the sum of - - - - - - - - - - $8,500.00 - - - - - - - - - -

- - - - - - - - - Eight Thousand Five Hundred and No/100 - - - DOLLARS

Cash in hand paid by Loyd A. Fitzpatrick and wife, Barbara June Fitzpatrick, the receipt of which is hereby acknowledged,

we, William T. Sanders and wife, Carolyn Lewis Sanders

have bargained and sold, and by these presents do transfer and convey unto the said Loyd A. Fitzpatrick and wife, Barbara June Fitzpatrick, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 27 of the Alta Loma Subdivision of record in Book 421, page 44, said Register's Office, and more particularly described according to a survey dated December 16, 1950, by N. G. Jenkins, as follows: Beginning at a point in the center of Monticello Drive, said point being 375 feet west of the intersection of Monticello Drive and Springdale Avenue; thence in a westerly direction with the center of said Monticello Drive 100 feet to a point; thence at right angles and in a northerly direction 300 feet to a point; thence in an easterly direction and parallel with Monticello Drive 100 feet to a point; thence in a southerly direction 300 feet to the point of beginning.

Being the same property conveyed to William T. Sanders and wife, Carolyn Lewis Sanders, by deed from W. G. Lewis, of record in Book 1912, page 495, 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 Loyd A. Fitzpatrick and wife, Barbara June Fitzpatrick, their heirs and assigns, forever.

And we do covenant with the said Loyd A. Fitzpatrick and wife, Barbara June Fitzpatrick 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, William T. Sanders and wife, Carolyn Lewis Sanders do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Loyd A. Fitzpatrick and wife, Barbara June Fitzpatrick, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of November, 1954

William T. Sanders

Carolyn Lewis Sanders