WARRANTY DEED

For and in consideration of the sum of Ten ($10) Dollars cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, we, Eugene O. Gracey and wife, Sara Garrett Gracey have bargained and sold, and by these presents do transfer and convey unto the said Robert V. Hailey and wife, Ann D. Hailey, 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. 176 on the Map of Crieve Hall Estates, Section One, of record in Book 1835, pages 122, 123 and 124, Register's Office for Said County, as conveyed by deed from Crieve Hall Estates, Inc. to EUGENE O. GRACEY and wife, SARA GARRETT GRACEY, dated May 21, 1953, filed for record July 22, 1953, in Book 2153, page 601, 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 Robert V. Hailey and wife, Ann D. Hailey, their heirs and assigns, forever. And we do covenant with the said Robert V. Hailey and wife, Ann D. Hailey 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, Eugene O. Gracey and wife, Sara Garrett Gracey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert V. Hailey and wife, Ann D. Hailey, their heirs and assigns against the lawful claims of