WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Thousand ($1,000) Dollars, cash in hand paid by Doris Lee Gardner, receipt of which is hereby acknowledged,

For the purpose of creating an estate in fee simple in the below described tract of land in which I have a one-half undivided interest as tenant by the entirety with my wife, Doris Lee Gardner, I, Leo M. Gardner, have bargained and sold, and by these presents do transfer and convey unto the said Doris Lee Gardner, for her sole and separate use, her heirs and assigns, my said one-half undivided interest in and to a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Being lot no. 45 on the Map of I. C. McManan's Subdivision of part of the Maplewood Lands, as of record in Book 547, page 76, Register's Office for said County.

Said lot no. 45 fronts 100 feet on the northerly side of Calvert Avenue and runs back between parallel lines, with the easterly margin of Richland Street, 296 feet to a dead line.



Being the same property conveyed to Leo M. Gardner by deed from Phill D. Stephens and wife, Hattie Hart Stephens, of record in Book 2083, page 585, Register's Office of Davidson County, Tennessee, and being the same property in which was created an estate by the entirety by deed of record in book 2085, page 179, said Register's Office.

To have and to hold the said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Doris Lee Gardner, her heirs and assigns, forever.

And I do covenant with the said Doris Lee Gardner that I am lawfully seized and possessed of said one-half undivided interest in said land as tenant by the entirety; having a good right to convey it, and the same is unencumbered except for a deed of trust to secure a note held by First Federal Savings & Loan Association. Said Doris Lee Gardner assumes all liability for payment of said note and agrees to hold said Leo M. Gardner harmless therefrom.