WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten ($10.00) - DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

I, John V. Ferrell,

have bargained and sold, and by these presents do transfer and convey unto the said Marjorie L. Ferrell, her 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 the westerly 25 feet of Lot No. 46 and the easterly 25 feet of Lot No. 47 on the Revised and Corrected Map of the subdivision of Casper Zophi's Place, as of record in Book 547, Pages 21 and 22, Register's Office for said county.

Said parts of Lots Nos. 46 and 47 front together 50 feet on the northerly side of Zophi Street and run back 152 feet, more or less, on the easterly line and 148 feet, more or less, on the westerly line to the southerly margin of Thomas Street, measuring 50 feet thereon.

Being the same property conveyed to John V. Ferrell and wife, Marjorie L. Ferrell, by deed from Clyde D. Smith and wife, of record in Book 1473, Page 594, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marjorie L. Ferrell, her heirs and assigns, forever.

And I do covenant with the said Marjorie L. Ferrell, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by deed of trust executed by Clyde D. Smith and wife, Dorothy F. Smith, to Wm. F. Carter, Trustee, of record in Book 1476, Page 361, Register's Office for Davidson County, Tennessee.

And I, John V. Ferrell, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Marjorie L. Ferrell, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of February, 1955

John V. Ferrell