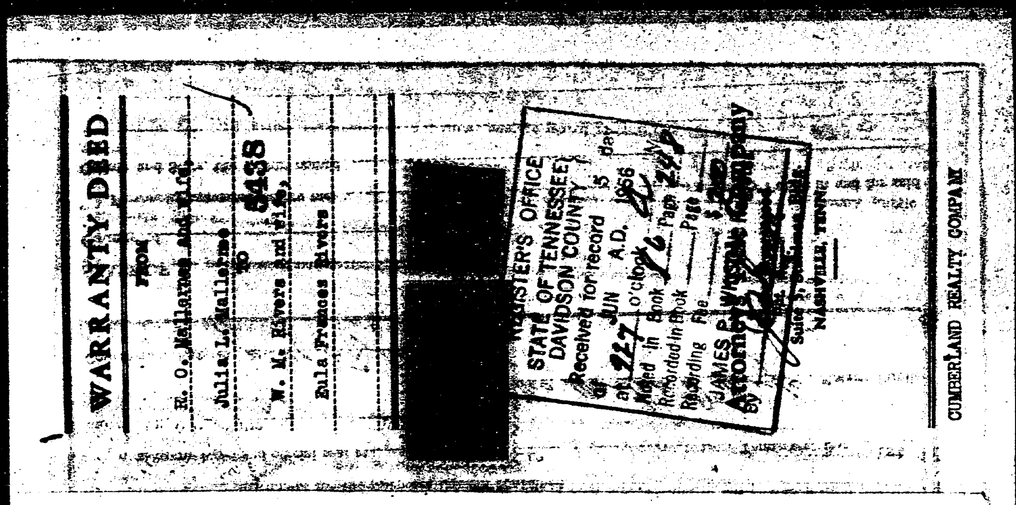
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**WARRANTY DEED** **Attorneys Title Company**

For and in Consideration of the sum of Ten and No/100 - - - - - - - - - - - - - - - - - -

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

Cash in hand paid by W. M. Rivers and wife, Eula Frances Rivers, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; AND THE SAID W. M. Rivers and wife, Eula Frances Rivers, hereby assume and agree to pay Seven Thousand Six Hundred Seventy Eight and 12/100 dollars ($7,678.12), which is the present principal balance of a first mortgage secured by vendor's lien retained in deed from Marguerite Mather Eskind to R. O. Mallernee and wife, Julia L. Mallernee, of record in Book 2454, Page 235, R. O. D. C., Tennessee.

We, R. O. Mallernee and wife, Julia L. Mallernee,

have bargained and sold, and by these presents do transfer and convey unto the said W. M. Rivers and wife, Eula Frances Rivers,

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 Lots Nos. 5 and 6 on the Map of the Subdivision of certain lots in D. T. McGavock's Estate, as of record in Plan Book 1, page 33, of the Chancery Court at Nashville and described according to a copy of a survey made by Hickerson-Miller Engineers May 22, 1956, as follows:

Beginning at an iron pin in the northeast intersection of 9th Avenue North and Madison Street, the southwest corner of Lot No. 5; thence with the northerly margin of said Madison Street, North 68°44' East 145.2 feet to an iron pin to the southwesterly margin of a 10-foot alley; thence with the southwesterly margin of said alley North 32°15' West 111.2 feet to an iron pin at the northeasterly corner of Lot No. 6, passing the common corner of Lots 5 and 6 at 50 feet; thence with the northwesterly line of Lot No. 6, South 59°30' West 146.7 feet to an iron pin in the easterly margin of 9th Avenue North, the northwesterly corner of Lot No. 6; thence with the margin of 9th Avenue North, South 35°30' East 87.1 feet to the point of the beginning, passing the common corner of Lots 5 and 6 at 37.5 feet.

Being the same property conveyed to R. O. Mallernee and wife, Julia L. Mallernee, by deed from Marguerite M.Eskind of record in Book 2454, page 235, R.O.D.C., Tennessee.

It is understood and agreed that the covenants hereinafter set forth do not cover an encroachment made on adjoining property across the Northerly margin of the above described property 1 foot 5 inches made by the foundation of a dwelling house located on part of Lot No. 6.

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