For and in consideration of the sum of one hundred and sixty-six dollars and sixty-six cents ($166.66) cash in hand paid, the receipt of which is hereby acknowledged, we, Johnnie E. Patterson and wife, Jo Edna Patterson, have this day granted, bargained, sold, and conveyed and do by these presents grant, bargain, sell, and convey unto Charlie Gann and wife, Louise Gann, their heirs and assigns, the following described piece or parcel of land situate and lying in the 4th Civil District of Davidson County, Tennessee, and bound and described as follows:

Beginning at an iron stake driven in the ground at the Northwest corner of the land of Charlie Gann and wife, Louise Gann, thence in a westerly direction 105 feet, more or less, with the South boundary of the land of Robertson to an iron stake driven in the ground in the East boundary of the land of Bennett; thence in a southerly direction with the East boundary of the land of Bennett 100 feet, more or less, to an iron stake driven in the ground; thence in an easterly direction with the North boundary of the land of Lawson 105 feet, more or less, to an iron stake driven in the ground in the West boundary of the land of Charlie and Louise Gann; thence in a northerly direction with the West boundary of the land of Charlie and Louise Gann 100 feet, more or less, to the point of beginning.

The general boundaries of said land are as follows: Bound on the North by Robertson; East by Gann; South by Lawson, and West by Bennett.

This conveyance is made subject to an easement for a sewer reserved in a deed of record in Book 989, page 345, of the Register's Office for Davidson County, Tennessee.

Being a part of the same land conveyed to us by Marshall Denson et ux. by deed dated November 24, 1954, and said deed is of record in Deed Book 2343, page 143, of the R.O.D.C. Tennessee.

To have and to hold unto the said Charlie Gann and wife, Louise Gann, their heirs and assigns, in fee simple, forever.

We covenant that we are lawfully seized and possessed of said land, that we have a good and lawful right to sell and convey the same, that the same is unincumbered, and that we will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.