For and in consideration of the sum of $10.00, Ten and NO/100 - DOLLARS

Cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged.

WE: E.R.Sanders, Jr., and wife Frances Arnold Sanders have bargained and sold, and by these presents do transfer and convey unto the said Joseph Warren Brown and wife Margaret L. Brown, 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. 110 on the Plan of Castlewood Estates, Section 2, of record in Book 2331, page 91, Register's Office for said County.

Said Lot No. 110 fronts 109 feet on the southerly side of Selma Drive and extends back 451.5 feet on the westerly line and 478.2 feet along a broken line on the easterly side to a line in the rear on which it measures 118 feet.

Being the same property conveyed to E.R.Sanders, Jr., and wife Frances Arnold Sanders, by deed from C.J.Sain and wife Celestine F. Sain, of record in Book 2541, page 495, Register's Office for Davidson County, Tennessee.

Conveyance is made subject to restrictions of record in Book 2450, page 469 and Book 2488, page 295, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Warren Brown and wife Margaret L. Brown, their heirs and assigns, forever.

And we do covenant with the said Joseph Warren Brown and wife Margaret L. Brown 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: E.R.Sanders, Jr., and wife Frances Arnold Sanders do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph Warren Brown and wife Margaret L. Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of MAY 1957.

E. R. Sanders Jr

Frances Arnold Sanders

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Wm. F. Carter, a Notary Public in and for said County and State, the within named E.R.Sanders, Jr., and wife Frances Arnold Sanders the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of MAY, 1957

Commission expires April 21, 1959

W. F. Carter
Notary Public

WARRANTY DEED

FROM E.R. Sanders, Jr., et ux

TO Joseph Warren Brown, et ux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY

TITLE COMPANY