WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, K. Gardner and wife, Eleanor Gardner,

have bargained and sold, and by these presents do transfer and convey unto the said William E. Officer and wife, Otie Mary Officer, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being situated in the 13th Civil District of said County, more particularly described as follows:

Beginning at a point in the easterly margin of the Tennessee Central Railroad right-of-way, the southwest corner of this tract and the northwest corner of Lot No. 1 on the Plan of Gardner Meadows, of record in Book 2330, page 44, Register's Office for said County; thence north 61 deg. 21' east 232.6 feet to a point, the southeast corner of Lot No. 2, in the northwesterly line of Lot No. 1 on said plan of Gardner Meadows; thence along the rear lines of Lots Nos. 2, 3, 4 and 5 on said plan, north 47 deg. 05' west 468 feet to a point, the common corner of Lots Nos. 5 and 6 on said plan; thence with the rear line of Lot No. 6, north 23 deg. 50' west 140 feet to a point, the northwest corner of said Lot No. 6; thence south 43 deg. 10' west 254 feet, more or less, to a point in the easterly margin of said Railroad right-of-way; thence with the margin of the same, southeastwardly 500 feet, more or less, to the point of beginning.

Being part of the property conveyed to K. Gardner, by deed from Henry Jones, of record in Book 2099, page 41, and by quitclaim deed from Alva Gene Henley Jones, of record in Book 2642, page 393, Register's Office for Davidson County, Tennessee.

Also conveyed herewith is an easement for ingress and egress over a strip of land 25 feet in width and running from the southwesterly margin of Hydes Ferry Pike, along the northerly line of Lot No. 6 of said Gardner Meadows Subdivision, southwestwardly 544.5 feet, more or less, to the easterly margin of the Tennessee Central Railroad right-of-way, which easement was reserved in the deed from grantors to grantees, of record in Book 2640, page 150, 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 William E. Officer and wife, Otie Mary Officer, their heirs and assigns, forever.

And We do covenant with the said William E. Officer and wife, Otie Mary Officer, 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., except 1957 taxes which are prorated and assumed by the grantees.

And we, K. Gardner and wife, Eleanor Gardner, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William E. Officer and wife, Otie Mary Officer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 9 day of Dec, 19 57

K. Gardner

Eleanor Gardner