WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars and other good and valuable considerations paid by H. Lee Aust and wife, Maurine K. Aust, receipt of all of which is hereby acknowledged, I, Bessie Lee Keeling, a widow, have bargained and sold, and by these presents do transfer and convey unto the said H. Lee Aust and wife, Maurine K. Aust, 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. 5 on the Plan of Mrs. R. T. Wilson's Residence Tract, as of record in Book 547, page 31, of the Register's Office for Davidson County, Tennessee, described more fully as follows: Beginning on the westerly margin of Ensworth Road at the corner of lots Nos. 4 & 5; thence with the westerly margin of said road S. 1 deg. 20 min. W. 150 feet to the N. E. corner of one acre sold to Webb; thence with the line of said Webb lot N. 86 deg. 45 min. W. 482-1/2 feet to the east line of the Cummings property; thence with the said line N. 3 deg. E. 150 feet to the corner of lots Nos. 4 & 5; thence with the line between said two lots S. 86 deg. 45 min. E. 478-1/2 feet to the beginning, containing 1.65 acres, more or less, being a part of the property decreed to Kate R. Wilson by decree of record in Minute Book 81, page 491, Chancery Court of Davidson County, and being the same property conveyed to T. C. Keeling and wife, Bessie Lee Keeling, by Kate R. Wilson and husband, R. T. Wilson, by deed of date December 12, 1923, of record in Book 633, page 130, R. O. D. C., Tennessee, and by deed dated October 10, 1933 from T. C. Keeling to Bessie Lee Keeling, of record in Book 918, page 775, said Register's Office. This property is known as 143 Ensworth Avenue, Nashville, 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 H. Lee Aust and wife, Maurine K. Aust, their heirs and assigns, forever.

And I do covenant with the said H. Lee Aust and wife, Maurine K. Aust, 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 for applicable building and zoning rules and regulations and except for lien of 1958 property taxes which are prorated to March 1, 1958 and assumed by grantees. The undersigned, Bessie Lee Keeling, agrees to maintain insurance on the improvements on the property herein transferred in the amount of not less than $30,000.00 until March 1, 1958, at which time grantees have the option to take over such insurance prorate or to procure their own insurance. Grantor further agrees to give possession of the premises on or before March 1, 1958.