WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations to be delivered to me, pursuant to the terms of the contract of even date herewith, I, John W. Ethridge, have bargained and sold and by these presents do transfer and convey unto Elvin D. Sanford and wife, Louise Sanford, their heirs and assigns, subject to a life estate reserved unto me, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being a part of the easterly part of Lot No. 8 of the plan of subdivision of the land of Jerry Bowen, deceased, as of record in Plan Book 2, p. 134, of the Chancery Court for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of a private road which runs through the E. E. Fulghum lands; thence along the southerly margin of said road in an easterly direction 150' to the northwest corner of the J.W. Jordan land; thence south 150' more or less to the southwest corner of said Jordan land; thence west along the north margin of the M. E. Benson land 150' more or less to a black locust tree; thence north 150' more or less to the point of beginning and containing 3/4 acre more or less by estimate; and being the same land conveyed to John W. Ethridge, et ux, by deed from E. E. Fulghum, et ux, of record in Book 882, p. 390, R.O.D.C.

This conveyance is made subject to the covenants and restrictions contained in a deed from Mrs. Maud C. Keeling et vir to E. E. Fulghum, et ux, of record in Book 882, p. 303, R.O.D.C., Tennessee.

To have and to hold the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Elvin D. Sanford and wife, Louise Sanford, their heirs and assigns, forever, subject to the reservation of a life estate to the grantor herein.

And I do further covenant with the said Elvin D. Sanford and wife, Louise Sanford, 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 the restrictions hereinabove referred to.

And I do further covenant and bind my heirs and respresentatives, to warrant and forever defend the title to the said land to the said Elvin D. Sanford and wife, Louise Sanford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15 day of February, 1958.

John W. Ethridge