WARRANTY DEED

For and in consideration of TEN DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, we, HILARY PENNY, unmarried, and MILDRED PENNY LAWRENCE, a widow, have bargained and sold, and by these presents do transfer and convey unto GEORGE E. BARRETT, TRUSTEE, his successors and assigns, a certain tract or parcel of land in Davidson County, Nashville, Tennessee, more particularly described as follows:

Being lot No. 112 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 112 fronts 60 feet on the south side of Essex Avenue, and extends back southwardly between parallel lines 165 feet, more or less, to an alley in the rear.

Being the same property conveyed to Mattie Bolton Penny by Robinson Realty Company by deed dated May 1, 1926, of record in Book 675, page 28, said Register's Office. The said Mattie Bolton Penny died intestate January 21, 1958, leaving as her only heirs-at-law Hilary Penny and Mildred Penny Lawrence.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George E. Barrett, Trustee, his successors and assigns, for the purpose of reconveying all of said land to Hilary Penny and Mildred Penny Lawrence, as joint tenants with the right of survivorship.

And we, the said Hilary Penny and Mildred Penny Lawrence, do covenant with the said George E. Barrett, Trustee, that we are lawfully seized and possessed of said tract of land; have a good right to convey the same, and that said tract of land is free of all encumbrances. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said tract of land to the said George E. Barrett, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.