FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid to John S. Smith, Jr., by Jamie B. Moser Smith, the receipt of which is hereby acknowledged, and the assumption by Jamie B. Moser Smith of the balance of a mortgage indebtedness held by Murphree Mortgage Company of Nashville, Tennessee, which mortgage indebtedness amounts to approximately Four Thousand, One Hundred Eleven ($4,111.13) and 13/100 Dollars and evidenced by an installment note;

I, John S. Smith, Jr., have this day bargained and sold, and by these presents do transfer and convey unto Jamie B. Moser Smith, her heirs and assigns, all of my right, title, claim, estate and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the westerly 50 feet of Lot No. 12 in the East Hill Addition to the Gallatin Turnpike, a plan of which is of record in Book 332, page 33, Register's Office for said County.

Said part of Lot No. 12 fronts 50 feet on the northerly side of Delmas Avenue and runs back between lines 191 feet to a dead line.

And being the same property heretofore conveyed to Jamie B. Moser Smith and husband, John S.Smith, Jr., by deed from James C. Oakley and wife, Mary W. Oakley, of record in Deed Book 1788, page 133, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jamie B. Moser Smith, her heirs and assigns, forever.

And I do covenant with the said Jamie B. Moser Smith that I am lawfully seized and possessed of said interest in said land, have a good right to convey it and the same is unencumbered, except as herein stated.

And I, John S. Smith, Jr., do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said interest in said land to the said Jamie B. Moser Smith, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22nd day of April, 1958.

John S. Smith, Jr.