WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - ($10.00) - - - - - - - - - - - - - -
Ten and No/100 - DOLLARS

Cash in hand paid by Robey H. Franklin and wife, Hazel A. Franklin, and other good, valuable and sufficient considerations, the receipt of all of which is hereby acknowledged;
Blue Grass Land Company, Inc., a Tennessee corporation with its principal office in Nashville, Tennessee,
has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said
Robey H. Franklin and wife, Hazel A. Franklin,
their ~~his~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

TRACT NO. 1: Being parts of Lots Nos. 335 and 336 of the Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 17th Avenue, North, 68 feet south of State Street; thence easterly, parallel to the south margin of State Street, 100 feet to a point in the line between Lots Nos. 334 and 335; thence with said line, southerly 34 feet; thence westerly 100 feet to the easterly margin of 17th Avenue, North; thence with the margin of same, northerly 34 feet to the point of beginning.

Being the same property conveyed to Blue Grass Land Company, Inc., by deed from E. T. Hollins, Jr., Executor of the last will and testament of Lucien A. Waddy, deceased, of record in Book 2445, page 533, Register's Office for Davidson County, Tennessee.

TRACT NO. II: Being the northerly 34 feet of the southerly 68 feet of Lots Nos. 335 and 336 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said part of Lot No. 335 fronts 34 feet on the easterly side of 17th Avenue, North, formerly Williams Avenue, and together with said part of Lot No. 336, extends back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Blue Grass Land Company, Inc., a Tennessee corporation, by deed from Mary Louise Malone, of record in Book 2450, page 397, said Register's Office.

The grantees herein assume and agree to pay the principal balance presently owing by the Blue Grass Land Company, Inc., to W. H. Haynes, Trustee, said indebtedness being more particularly described in Book 2525, page 503, RODC., Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robey H. Franklin and wife, Hazel A. Franklin, their ~~his~~ heirs and assigns, forever.

And it ~~does~~ ~~do~~ covenant with the said Robey H. Franklin and wife, Hazel A. Franklin, that it ~~is~~ ~~are~~ lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for current taxes which are pro-rated this date and assumed by the grantees herein and the present indebtedness in the principal sum of $15,000.00 referred to above.

And Blue Grass Land Company, Inc., as aforesaid, its successors ~~his~~ and representatives, does ~~do~~ further covenant and bind itsself, its ~~his~~ successors and representatives, to warrant and forever defend the title to the said land to the said Robey H. Franklin and wife, Hazel A. Franklin, their ~~his~~ heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Blue Grass Land Company, Inc., a corporation, ~~~~ has caused this instrument to be executed by its duly authorized officers on this the 28 day of April, 1958.

ATTEST: BLUE GRASS LAND COMPANY, INC.,

Mandell Clipper Secretary. BY Jack Miller President