WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $10.00 (Ten and no/100 - DOLLARS) cash in hand paid by Ottie A. Hayes, the receipt of which is hereby acknowledged, I W. H. Hayes, being a tenant by the entirety with my wife, Ottie A. Hayes, and now desiring to terminate the tenancy by the entirety and convey the fee simple title to the hereinafter described property to my wife, Ottie A. Hayes, I,

W. H. Hayes,

have bargained and sold, and by these presents do transfer and convey unto the said Ottie A. Hayes, her heirs and assigns, all of my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 2nd, formerly the 5th, Civil District of said County and State, described according to a survey made by W. W. Turner Company, Engineers, June 17, 1952, as follows: Beginning on the southerly margin of Murfreesboro Road, as widened, at a point south 66 degrees 58 minutes east 200 feet from the northwest corner of the 4.35 acre tract conveyed to Tom Jones et ux, by deed from Myrtle M. Allen, of record in Book 1851, page 606, R.O.D.C., Tennessee; thence south 23 degrees 02 minutes east 260 feet to an iron pin; thence north 66 degrees 58 minutes west 121.7 feet to an iron pin; thence north 6 degrees 18 minutes east 123.1 feet to the easterly margin of Pineway Drive; thence with said Drive, north 23 degrees 02 minutes west 116.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 39.3 feet to the southerly margin of the Murfreesboro Road, as widened; thence with said Road, south 66 degrees 58 minutes east 132.4 feet to the beginning, containing 0.89 acre, more or less.

Being the same property conveyed by James M. Fischer, et ux to W. H. Hayes, et ux, as of record in Book 2490, page 166, Register's Office for Davidson County, Tennessee.

Said conveyance is made subject to a trust deed recorded in Book 2121, page 433, R.O.D.C., Tennessee, and a trust deed recorded in Book 2299, page 392, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ottie A. Hayes, her heirs and assigns, forever.

And I do covenant with the said Ottie A. Hayes 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 as above set out.

And I, W. H. Hayes, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ottie A. Hayes, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4 day of January, 1957

W. H. Hayes

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Mary L. Brackman, a Notary Public in and for said County and State, the within named W. H. Hayes, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4 day of January, 1957

Mary L. Brackman
Notary Public

Commission expires Jan. 23, 1957.