WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars and other good, valuable and sufficient consideration the receipt of all of which from Fenner Spelman Corporation is acknowledged by us,

We, Hulan M. Lee and wife, Bulah C. Lee, and Hulan G. Lee and wife, Nell P. Lee, have bargained and sold, and by these presents do transfer and convey unto the said Fenner Spelman Corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A tract of land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated June 6, 1958, as follows:
>
> Beginning on the southerly margin of Lebanon Road at a point 71 feet east of the northeast corner of the property conveyed to Cletus Ball and wife, by deed from Francis C. Wallace and wife, of record in book 2395, page 617, said Register's Office, also the northwest corner of the property conveyed to Hulon G. Lee and wife, by deed from William A. Cammuse, of record in book 1881, page 147, said Register's Office; thence south 7° 45' east 150 feet; thence north 78° 00' east 150 feet; thence north 7° 45' west 150 feet to the southerly margin of Lebanon Road; thence with the same south 78° 00' west 150 feet to the beginning. Title to the westerly part of premises being part of the real property conveyed to Hulon G. Lee and wife, Nell P. Lee, by deed from William A. Cammuse, dated August 25, 1950, filed September 12, 1950, and recorded in book 1881, page 147, said Register's Office. Title to the easterly part of premises being part of the real property conveyed to Hulan M. Lee and wife, Bulah C. Lee and Hulan G. Lee and wife, Nell P. Lee, by deed from George E. Greer, dated April 14, 1950, filed April 22, 1950, and recorded in book 1815, page 71, said Register's Office.

Grantors hereby retain a right of ingress and egress over the easterly fifteen (15) feet of the property herein conveyed for the benefit of their tenant, present and future, on the tract of land adjoining the property herein conveyed on the rear or south