TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ NINE THOUSAND TWO HUNDRED AND NO/100 DOLLARS ($9,200.00)

Cash in hand paid by Arthur B. Owens and wife, Ethel Owens the receipt of which is hereby acknowledged,

B & D Development Company
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said Arthur B. Owens and wife, Ethel Owens their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 3 on the Plan of Bainbridge's Resubdivision of certain lots in Thomas Harding's Plan, as of record in Book 2330, page 164, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of 14th Avenue North, formerly Watkins Street at the corner of Lots Nos. 2 and 3; thence with the line between said two lots northeastwardly 108 feet; thence south 30° 38' east 50 feet to the northwesterly margin of an alley; thence with same southwestwardly 88.22 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a westerly direction 30.79 feet to the northeasterly margin of said 14th Avenue North; thence with same northwestwardly 30.22 feet to the beginning.

Being part of the same property conveyed to B & D Development Company by deed from W. L. Bainbridge, Jr. and wife, of record in Book 2805 page 294, 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 Arthur B. Owens and wife, Ethel Owens their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Arthur B. Owen and wife, Ethel Owen that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And B & D Development Company does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Arthur B. Owen and wife, Ethel Owen their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF B & D DEVELOPMENT COMPANY, A Corporation aforesaid has caused this instrument to be executed by its deuly authorized officers this 20th day of October 1958.

B & D DEVELOPMENT COMPANY

ATTEST: Evelyn Strasser
Evelyn Strasser, Secretary

By: W. L. Bainbridge Jr.
W. L. Bainbridge, Jr., President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ...

the bargainor..., with whom I am personally acquainted, and who acknowledged that ... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ..., Tennessee, this ... day of ..., 19...

Commission expires ... Notary Public

TENNESSEE TITLE COMPANY