FRANK M. NEWMAN
ATTORNEY-AT-LAW
DONELSON, TENNESSEE

WARRANTY DEED

From
Jesse Leon Pirtle, and
wife, Ruby S. Pirtle

To
Rufus Helton, and wife
Katherine L. Helton

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, we, Jesse Leon Pirtle and wife, Ruby S. Pirtle, have bargained and sold, and by these presents do transfer and convey, unto Rufus Helton and wife, Katherine L. Helton, their heirs and assigns, a certain tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, as shown on a survey by J. R. Wauford & Co., Engr., as revised on June 28, 1958, and being more particularly described as follows:

Beginning at a point on the southerly edge of the old Hoggatt's Ferry Road, said point being in line with a fence, and said point being 655 feet, more or less, from the centerline of the old N. C. & St. L. Ry. right of way (known now as Brandau Road) as measured along the centerline of Hoggatt's Ferry Road; thence along the southerly edge of Hoggatt's Ferry Road, south 87 deg. 00 min. east, 271.1 feet to a point in line with a fence; thence south 2 deg. 20 min. west, 329.8 feet to an iron pin by a post; thence south 5 deg. 30 min. west, 121.5 feet, more or less, to the low water mark of Stone's River; thence northwesterly, 212 feet, more or less, with the meanderings of the natural course of said River; thence north one deg. 51 min. east, 355 feet, more or less, to the point of beginning, having passed through an " X " painted on a rock, ten feet in diameter, located 324.9 feet from the point of beginning; and containing 2.47 acres, more or less.

The above described property is subject to a flowage easement as described in a deed of record in Book 2274, Page 517, R. O. D. C.

Being a portion of the same property conveyed by deed of John Hurt and wife, Lucy Hurt, to W. F. Stephens and wife, Elenor Stephens, as of record in Book 584, Page 50, R. O. D. C.

Said property having passed to Jesse Leon Pirtle by the will of W. F. Stephens, as of record in Will Book 59, Page 86, in the Probate Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rufus Helton and wife, Katherine L. Helton, their heirs and assigns, forever.

And we do covenant with the said Rufus Helton and wife, Katherine L. Helton, that we are lawfully seized and possessed of said land in fee simple; and that we have a good and lawful right to convey it and that the same is unincumbered.

And we, Jesse Leon Pirtle and wife, Ruby S. Pirtle, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rufus Helton and wife, Katherine L. Helton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10 day of Nov., 1958.

Jesse Leon Pirtle

Ruby S. Pirtle

STATE OF TENNESSEE)
:
DAVIDSON COUNTY)

Personally appeared before me, Frank M. Newman, a Notary Public in and for the said County and State, the within named bargainors, Jesse Leon Pirtle and wife, Ruby S. Pirtle, with whom I am personally acquainted, and who acknowledged that they executed the above instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of Nov., 1958.

My commission expires: Oct. 27, 1962

Frank M. Newman
Notary Public