WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, Albert A. Ledbetter and wife, Nina Ledbetter,

have bargained and sold, and by these presents do transfer and convey unto the said John W. Victory and wife, Laura U. Victory, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 52 on the Map of Grandview Heights Addition, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said lot is triangular in shape, fronts 185.6 feet on the westerly side of Eugenia Avenue and runs back 97.8 feet on the south line, to an alley in the rear on which it measures 209.9 feet.

Being the same property conveyed to Albert C. Ledbetter and wife, Nina Ledbetter, by deed from J. T. Cunningham and wife, of record in Book 1540, page 107, and re-recorded in Book 1541, page 513, Register's Office for Davidson County, Tennessee.

The above conveyance is expressly subject to the following:

1. All taxes for 1959. State and County taxes for 1958, $25.50, plus penalty and interest.
2. Such state of facts as an accurate survey would disclose.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Victory and wife, Laura U. Victory, their heirs and assigns, forever.

And we do covenant with the said John W. Victory and wife, Laura U. Victory, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Albert A. Ledbetter and wife, Nina Ledbetter, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Victory and wife, Laura U. Victory, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of March, 1959

Albert A. Ledbetter

Nina Ledbetter