WARRANTY DEED

For and in consideration of the sum of One Dollar, cash in hand paid, I, John H. Gassaway, have bargained and sold, and by these presents do convey unto Sadie DeMoss Spence & Walter Spence her Husband (nee Sadie DeMoss), her heirs and assigns, my undivided one-half interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 23 on the James Burns Plan of Lots as of record in Book 161, Page 98, Register's office of said County.

Said Lot No. 23 fronts 50 feet on the westerly side of Burns Avenue and runs back between parallel lines 150 feet to an alley.

Said Lot No. 23 was conveyed to John H. Gassaway and Sadie DeMoss by Deed of Record in Deed Book 1848, Page 143, R.O.D.C. by Mrs. Minna H. Harvill, together with Lot No. 22, and in order to divide said property Sadie DeMoss Spence is this day conveying her undivided one-half interest in Lot No. 22 to John H. Gassaway.

To have and to hold said undivided one-half interest in said tract or parcel of land, with the appurtenances, estate and title thereto belonging to the said Sadie DeMoss Spence, & Walter Spence her heirs and assigns, forever.

And I do covenant with the said Sadie DeMoss Spence that I am lawfully seized and possessed of said undivided one-half interest in said lot in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said undivided one-half interest in said lot to the said

Sadie DeMoss Spence & Walter Spence her husband her heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this the 22nd day of 22nd May, 1959.

John H. Gassaway