TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ Ten and no/100 ($10.00. . . . . DOLLARS

. . . . . cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged

And for further considerations grantees assume and agree to pay the unpaid amount in the amount of $9,175.34 of an original loan of $10,000.00, with interest at 4 1/2% as secured by Deed of Trust from Horace David Luster, Et Ux to G. R. Norfleet, Trustee of record in Book 2567, page 357, Register's Office for Davidson County, Tennessee

We, HORACE DAVID LUSTER, and wife, ADA HILL LUSTER have bargained and sold, and by these presents do transfer and convey unto the said LEON FANNING, and wife, FRONIE FANNING, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th Civil District, described according to a survey by Z. J. Wilkinson, Surveyor, September 21, 1954, as follows: BEGINNING at a point in the center of Campbell Road 444.9 feet from the southwest corner of Tract No. 3 of survey dated September 21, 1954 of the G. P. Tittle Lands of record in Book 1787, page 97, Register's Office for said County; thence south 83 deg. 52' east 445 feet to a point in branch; thence with the meanders of branch as follows: north 18 deg. east 150 feet; thence north 32 deg. east 290 feet; thence north 21 deg. east 295 feet; thence north 5 deg. 10' west 350 feet; thence north 3 deg. 30' west 100 feet; thence north 20 deg. 45' west 239.5 feet to an iron pin, the northeast corner of this Tract; thence north 85 deg. west 652.5 feet to a point in the center of Campbell Road; thence with the center of Campbell Road, south 16 deg. 30' west 100 feet; thence south 7 deg. west 100 feet; thence south 2 deg. east 60 feet; thence south 14 deg. east 100 feet; thence south 26 deg. east 100 feet; thence south 34 deg. 45' east 100 feet; thence south 38 deg. 30' east 165 feet; thence south 30 deg. 30' east 100 feet; thence south 22 deg. east 100 feet; thence south 10 deg. 30' east 100 feet; thence ___ 94 deg. west 100 feet; thence south 10 deg. 10' west 335.6 feet to the point of beginning, containing 23.12 acres more or less. BEING the same property conveyed to Horace David Luster, and wife, Ada Hill Luster, by deed from Milligan B. Spurlock, and wife, of record in Book 2587, page 71, 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 LEON FANNING, and wife, FRONIE FANNING, their heirs and assigns, forever.

And we do covenant with the said LEON FANNING, and wife, FRONIE FANNING 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, except for Deed of Trust as recited in consideration.

And We, HORACE DAVID LUSTER, and wife, ADA HILL LUSTER do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said LEON FANNING, and wife, FRONIE FANNING their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of July, 19 59

Horace David Luster
HORACE DAVID LUSTER

Ada Hill Luster
ADA HILL LUSTER

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HORACE DAVID LUSTER, and wife, ADA HILL LUSTER

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 2nd day of July, 1959.

Commission expires Jul 27 962

Notary Public

TENNESSEE TITLE COMPANY