TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ FIVE & NO/100 - DOLLARS

cash in hand paid by Charles M. Everhart and wife, Catherine Pruyn Everhart, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

We, Robert L. Goodpasture and wife, Helen L. Goodpasture,

have bargained and sold, and by these presents do transfer and convey unto the said Charles M. Everhart and wife, Catherine Pruyn Everhart,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: A tract of land in the 7th Civil District of Davidson County, Tenn., being a part of the Robert L. Goodpasture eleven acre tract lying on the east side of Hillsboro Pike and described as follows:

BEGINNING at an iron pin on the north boundary of the Goodpasture tract, said pin being 317.3 feet measured along the north boundary from the northeast corner of said Goodpasture tract; thence south 0° 21' east 387.1 feet to an iron pin on the south boundary of the Goodpasture tract, it being 321.3 feet measured along the south boundary from the southeast corner of the Goodpasture tract; thence north 86° 00' west with the said south boundary, 226 feet to a point; thence north 0° 21' west 387.1 feet to a point on the north boundary of the Gdodpasture tract; thence South 86° 00' east with said north boundary, 226 feet to the point of beginning and containing 2.01 acres being the same more or less.

Being part of the property conveyed to Robert L. Goodpasture and wife, Helen L. Goodpasture, by deed from E.C. Scruggs, et ux of record in Book 1019, page 351 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easement for any and all water and gas mains and other utilities that may cross the land in question serving other property.

Grantees are hereby granted the perpetual easement and right of use for ingress and egress to the property conveyed along with Grantors and others who may be given the right thereto by Grantors of a strip of land 30 feet in width lying along the North margin of Grantors' property and extending from the land herein conveyed to Hillsboro Road.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles M. Everhart and wife, Catherine Pruyn Everhart, their heirs and assigns, forever.

And we do covenant with the said Charles M. Everhart and wife, Catherine Pruyn Everhart 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 taxes for 1959 which have been prorated and assumed by Grantees.

And we, Robert L. Goodpasture and wife, Helen L. Goodpasture do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles M. Everhart and wife, Catherine Pruyn Everhart, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of July, 1959

Robert L. Goodpasture

Helen L. Goodpasture