WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Robert D. Ellis and wife, Nell Ellis, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, James William Rutherford and wife, Barbara G. Rutherford, have bargained and sold, and by these presents do transfer and convey unto the said Robert D. Ellis and wife, Nell Ellis, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of the west part of Lot No. 3 on the Map of the Lands of K. T. Morris, deceased, of record in Book 57, page 49, Register's Office for said County, known as Tract No. 5, and described according to an unrecorded survey made by Cantrell, Connell & Morrison, Engineers, February 22, 1958, as follows:

SAID Tract No. 5 fronts 68 feet on the northerly side of Bell Grimes Lane, and extends back 200 feet on the westerly line and 200 feet on the easterly line, to a dead line in the rear on which it measures 68 feet.

BEING the same property conveyed to James William Rutherford and wife, Barbara G. Rutherford, by deed from Baco, Inc., of record in Book 2749, page 499, Register's Office for Davidson County, Tennessee.

Said property is encumbered by a vendor's lien note, payable to Baco, Inc., dated May 21, 1958, in the principal amount of $9100.00, payable $58.64 per month, including principal and interest, the principal balance of which note is $8,712.95, which balance is assumed by the grantees herein. Said vendor's lien is retained and referred to in the deed aforesaid of record in Book 2749, page 499, 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 Robert D. Ellis and wife, Nell Ellis, their heirs and assigns, forever.

And we do covenant with the said Robert D. Ellis and wife, Nell Ellis, 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 1959 taxes which are assumed by the grantees herein and by the aforesaid vendor's lien as of record in Book 2749, page 499, RODC, Tenn.

And we, James William Rutherford and wife, Barbara G. Rutherford, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert D. Ellis and wife, Nell Ellis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of September, 1959

James William Rutherford — Robert D. Ellis

Barbara G. Rutherford — Nell Ellis