WARRANTY DEED

HARRY L. JONES, and wife, VIRGINIA E. JONES for Six Hundred Seventy-five ($675.00) Dollars and the exchange of properties herein more fully described, have bargained, sold, transferred, and conveyed unto the said WILLIAM K. McKINNEY and wife, MARY L. McKINNEY their heirs and assigns, a tract of land in the Ninth Civil District of Davidson County, State of Tennessee, described according to a survey by Ralph W. G. Lambert, surveyor, made on April 11, 1959, as follows:

Beginning at a stake in the southerly margin of Old Charlotte Road being the corner post on the dividing line Between the Harry L. Jones property and the Willoughby Randall Saxton and wife, Beverly Jean Saxton of record in Book 2906, page 193, RODC, Tennessee; and proceeding with the southerly edge of Old Charlotte Road north 72° 20' east 180 feet to a corner and a stake in the common boundary between Harry L. Jones and J. T. Overton; thence south 2° west 346.5 feet to a stake; thence south 88° east 60 feet to a stake; thence south 23° 30' east 855 feet to an iron pin; thence south 88° east 210 feet more or less to an iron pin and a corner of Harry L. Jones property and the Duffield property; thence south 2° west 415 feet to an iron pin; thence south 2° west 255 feet to an iron pin; thence south 88° east 254 feet to an iron pin; thence south 2° west 152 feet to an iron pin; thence north 88° west 960 feet more or less to an iron pin in a corner with Dudley Cranch; thence north 2° east 875 feet more or less to a white oak tree; thence north 50° east 97 feet to a common corner at a popular tree with the aforementioned Saxton property; thence with the Saxton property line south 48° 30' east 226 feet to an iron pin; thence with the common boundary line between the Saxton and Jones properties north 18° west 1142 feet through the spring reservoir, pump, and pump pressure tank and water system to the point of beginning.

Being a part of the same property sold Harry L. Jones by James H. Hayes and wife, Hamel D. Hayes of record in Book 2734, page 355, RODC, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estates, title and interests thereto belonging to the said William K. McKinney and wife, Mary L. McKinney, their heirs and assigns forever. And we do covenant with the said William K. McKinney and wife, Mary L. McKinney that we are lawfully seized and possessed of said land in fee simple and have a right to convey it and the same is unencumbered except by a Deed of Trust of record in Book 2867, page 365, and this Warranty Deed is made subject only to the remaining unpaid balance as of this date. And Harry L. Jones and wife, Virginia E. Jones do covenant and bind themselves and their heirs and assigns to warrant and defend the title to said land to the said William K. McKinney and wife, Mary L. McKinney their heirs and assigns against the lawful claims of all persons whomsoever except under the aforementioned Deed of Trust.

William K. McKinney and wife, Mary L. McKinney for and in consideration of the exchange of the aforementioned and/or described tract of land have bargained, sold, transferred and conveyed unto the said Harry L. Jones, and wife, Virginia E. Jones their heirs and assigns a certain tract of land in Davidson County, Tennessee, being Lot No. 125 on the plan of part of West Grove Subdivision as of record in Book 421, page 109, R.O.D.C., Tennessee.

Said lot no. 125 fronts 35.7 feet on the easterly side of 38th Avenue, North and runs back 160 feet on the northerly line and 164.5 feet on the southerly line, with the northerly margin of Nebraska Avenue to the westerly margin of an alley measuring 76.4 feet thereon. Being the same property conveyed to William K. McKinney and wife, Mary L. McKinney by deed from J. C. Smith and wife, Billie Katherine Smith of record in Book 1974, page 125, R.O.D.C., Tennessee.