WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of the balance of an indebtedness in the amount of TWELVE THOUSAND FOUR HUNDRED NINETY-SIX AND 63/100 DOLLARS ($12, 496.63) which is secured by a deed of trust on the property herein conveyed and which was executed by George E. Sanders, Jr. and wife to Herschel Greer, Trustee, of record in Book 2569, page 483, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the original principal amount of $13,250.00, principal and interest at the rate of 4½% per annum, payable in monthly installments of $67.18, beginning November 1, 1956, balance October 1, 1986, said indebtedness having since been assigned to The Bowery Savings Bank, by instrument of record in Book 2572, page 133, said Register's Office,

We, George E. Sanders, Jr. and wife, Ruby D. Sanders, have bargained and sold, and by these presents do transfer and convey unto the said Marvin M. Gardner and wife, Ura C. Gardner, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 32 on the Plan of Crievewood, as of record in Book 2331, page 99, Register's Office for said County, described as follows:

Beginning on the easterly margin of Manuel Drive at the corner of Lots Nos. 31 and 32; thence with the line between said two lots, eastwardly 201.4 feet to a point in the western boundary line of Lot No. 38; thence with the line between Lots Nos. 32 and 38, northwardly 25 feet to a concrete monument; thence with the line between Lots Nos. 32, 37 and 38, northwestwardly 66.9 feet to the corner of Lots Nos. 32 and 33; thence with the line between said two lots, westwardly 185.1 feet to the easterly margin of Manuel Drive; thence with same, southwardly 90 feet to the beginning.

Being the same real property conveyed to George E. Sanders, Jr. and wife, Ruby D. Sanders, by deed from Joe Zeitlin, et al, partners doing business as Martin Construction Company, dated October 8, 1956, filed October 9, 1956, and recorded in Book 2596, page 583, said Register's Office.

Subject to restrictions of record Book 2491, page 278, and 10-foot easement for public utility purposes along the rear line, anchor easement at SW corner, & set-back line as shown Book 2331, p. 99.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin M. Gardner and wife, Ura C. Gardner, their heirs and assigns, forever.

And we do covenant with the said Marvin M. Gardner and wife, Ura C. Gardner 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.

And we, George E. Sanders, Jr. and wife, Ruby D. Sanders, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marvin M. Gardner and wife, Ura C. Gardner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of February 1960

George E. Sanders Jr.

Ruby D. Sanders