DEED

WHEREAS, Tommy C. Ellis and wife, Rose C. Ellis, own a certain tract or parcel of land in Davidson County, Tennessee, hereinafter described, as tenants by the entireties, and it is now their desire and intention to convey their full interest in said property to a trustee for the specific purpose and no other of having the property conveyed to Rose C. Ellis, for her full use and enjoyment, and as her sole and separate estate, free from any debts, contracts, or marital rights of any husband, with full power in her to sell, encumber, or devise as if she were a fem sole.

NOW, THEREFORE, in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Tommy C. Ellis and wife, Rose C. Ellis, have bargained and sold, and by these presents transfer and convey unto Jim Traughber, as Trustee, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Sky View Subdivision, as of record in Book 2331, pages 54 and 55, Register's Office for said County, described as follows:
>
> Beginning on the southerly margin of Oakview Drive at the corner of Lots Nos. 15 and 16; thence with the line between said two lots southerly 244 feet to the corner of lots Nos. 15 and 16 and 17; thence with the line between lots Nos. 15 and 17 southeasterly 133.7 feet; thence easterly 78.0 feet; thence northerly 365 feet to the southerly margin of Oakview Drive; thence with the same westerly 135 feet to the beginning.
>
> Being part of the real property conveyed to Union Trust Company, Inc., by deed from E. T. Kyle et al, dated February 6, 1959, filed February 19, 1959, and recorded in Book 2877, page 414, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging to the said Jim Traughber, Trustee, his successors and assigns, forever.

And we do covenant with the said Jim Traughber, Trustee, that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered, except for taxes and Deeds of Trust recorded in Book 2988, page 33 and Book 2988, page 55, Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS, this the 24th day of August, 1960.