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, the receipt of which is hereby acknowledged, and for the further consideration that the grantees agree to assume and pay a certain Deed of Trust executed by I. J. Sears and wife, Hattie Mae Sears, to Louis R. Linx, Trustee, to secure to First Federal Savings and Loan Association the payment of one note in the original amount of $5,800.00, unpaid balance being $5,163.00, payable in monthly installments of $58.00 each, including principal and interest at the rate of 5% plus 1% service fee, beginning October 1, 1958.

We, I. J. Sears and wife, Hettie Mae Sears

have bargained and sold, and by these presents do transfer and convey unto the said Gibson Irby Matthews and wife, Corinne R. Matthews, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 12th, formerly 18th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the plan of the Division of the lands of George Stull, deceased, as of record in Minute Book "F", page 234, County Court for said County, and shown as Lot No. 160 on the Tentative Lay-out of the property of D. W. Swindle, make by Pete Myer, Surveyor and described as follows:

Beginning at the southwest corner of Lot No. 6 on the original plan of the Stull lands, being also the southwest corner of said Lot No. 160 herein described, in the easterly margin of Jones Avenue; thence south 89½ deg. east to the southwest corner of Lot No. 157 of said Swindle Plan; thence northerly along the westline of said Lot No. 157 and the east line of Lot No. 160, to the corner of Lots Nos. 159 and 160 of said Swindle Subdivision; thence with the line between Lots Nos. 159 and 160, westerly to the easterly margin of Jones Ave.; thence with the margin of Jones Avenue, south 5 deg. 30 min. west 75 feet to the point of beginning.

Being the same property conveyed to I. J. Sears and wife, Hettie Mae Sears, by deed from James H. Pillow and wife, Clara Margaret Pillow, of record in Book 1513, page 247, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gibson Irby Matthews and wife, Corrine R. Matthews, their heirs and assigns, forever.

And we do covenant with the said Gibson Irby Matthews and wife, Corrine R. Matthews, 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gibson Irby Matthews and wife, Corrine R. Matthews, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of October, 1960

I. J. Sears

Mrs. I. J. Sears