WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid by James Monroe Thomas and George Robert Thomas, and other good and valuable consideration, including their work and materials furnished in building a home on the premises below described, the receipt and sufficiency of which are hereby acknowledged, and for further consideration, the said William Monroe Thomas and wife, Ella Louise Thomas, retain a joint and several life estate to continue until the death of the last survivor of them; we, William Monroe Thomas and wife, Ella Louise Thomas, have bargained and sold, and by these presents do transfer and convey unto the said James Monroe Thomas and George Robert Thomas, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a popular tree on the east side of the County Road near Mrs. Martha Smiley's house; thence N. 88 1/2 E. 43.76 poles to a small white oak tree in Mrs. Lokey's line; thence S. 45 1/2 E. 4 poles to a sugar tree Mrs. Lokey's corner; thence with her line S. 23 1/2 W. 4.12 poles; thence continuing with the said Lokey lines S. 31 W. 2.88 poles to a small chestnut oak; thence S. 45 1/2 W. 8.20 poles to a White walnut; thence S 60 1/2 W. 3.46 poles to a chestnut tree; thence S 14 1/2 W. 3.20 poles to an ash; thence S 1 3/4 W. 3.21 poles to an iron pin at roots of small sassafras; thence continuing on with said Lokey lines S. 81 1/2 W. 12.52 poles; thence S 86 1/4 W. 10.68 poles; thence S 81 1/2 W. 7.68 poles; thence N. 88 W. 2.24 poles to an iron pin at corner of fence; thence; N. 68 1/2 W. 1.88 poles to White Oak stump; thence N. 3 1/2 W. 2.40 poles to an iron pin; thence N. 6 E. 26 poles more or less to the point of beginning containing 10 acres, more or less.

Being the same property conveyed to William Monroe Thomas and wife, Ella Louise Thomas, by deed from John H. White and wife, Laura Dell White of record in Book 3071, page 433, Register's Office for Davidson County, Tennessee.

The aforesaid tract of land is encumbered only by a life estate in favor of John H. White and wife, Laura Dell White, as indicated by a deed from them to William Monroe Thomas and wife, Ella Louise Thomas, in Deed Book 3071, page 433, Register's Office for Davidson County, Tennessee, and further by a life estate reserved in favor of William Monroe Thomas and wife, Ella Louise Thomas as provided hereinabove.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we, the Grantors, do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as stated above.