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 and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, J. T. Pettus, unmarried have bargained and sold, and by these presents do transfer and convey unto the said Walter Starks and wife, Lottie L. Starks, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

being the southerly 15 feet of lot No. 213 and the northerly 29 feet of lot No. 214 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said parts of Lots Nos. 213 and 214 front together 44 feet on the westerly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to J. T. Pettus and wife, Florence A. Pettus, by deed from Charles Brower and wife, of record in Book 1012, page 30, Register's Office for Davidson County, Tennessee, the said Florence A. Pettus having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Starks and wife, Lottie L. Starks, their heirs and assigns, forever.

And I do covenant with the said Walter Starks and wife, Lottie L. Starks, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1961 taxes which are prorated and assumed by the grantees.

And I, J. T. Pettus, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter Starks and wife, Lottie L. Starks, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23d day of February, 1961

J. T. Pettus.