WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

and other good and valuable consideration cash in hand paid by Gladys Conwell Richardson, receipt of all of which is hereby acknowledged

I, Katherine L. Crabtree, have bargained and sold, and by these presents do transfer and convey unto the said Gladys Conwell Richardson, for her sole and separate use, free from ~~the debts, contracts, and liabilities of her present or any future~~ husband, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 30 and the east 18 feet of Lot No. 29 of Block "K" on the Map of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for said County.

Said Lot and part of lot adjoin and front together 68 feet on the south side of Solley Drive; and run back between lines, 149.66 feet more or less on the West line of part of Lot 29, and 150.1 feet on the east line of Lot 30, along the west margin of Lindell Street, to a dead line in the rear, measuring 68 feet thereon.

Being the same property conveyed to Calvin C. Crabtree and wife, Katherine L. Crabtree, by deed from Joseph R. Moran and wife, Lorena L. Moran, of record in Book 3073, page 461, Register's Office for Davidson County, Tennessee.

The said Calvin C. Crabtree 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 Gladys Conwell Richardson her heirs and assigns, forever.

And I do covenant with the said Gladys Conwell Richardson 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.

And I, Katherine L. Crabtree do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Gladys Conwell Richardson her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17 day of April, 19 61

Katherine L. Crabtree