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 Alfred Z. Kelly and wife, Robbie Lee Kelly, receipt of all of which is hereby acknowledged and in further consideration of the said Alfred Z. Kelly and wife, Robbie Lee Kelly assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Robert R. Miles to Vaden Lackey, Jr., Trustee, dated April 12, 1960, filed April 13, 1960, and recorded in book 3051, page 527, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings & Loan Association of Nashville, the payment of a note of even date herewith for $9,100.00, with interest at the rate of 5% per annum, and a service fee of 1% per annum, and said principal, interest and service fee of $76.80 per month, to be applied first to interest and service fee and remainder to principal.

I, Robert R. Miles have bargained and sold, and by these presents do transfer and convey unto the said Alfred Z. Kelly and wife, Robbie Lee Kelly their 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. 53 and the southerly half of lot No. 54 on the Map of Glenmeade Subdivision, as of record in book 974, page 32, Register's Office for said County.

Said lot No. 53 and the southerly part of lot No. 54 front together 75 feet on the easterly side of Glenmeade Drive and run back 169.4 feet on the southerly line and 158 feet, more or less, on the northerly line to the easterly line of said subdivision, measuring 75.75 feet thereon.

Being the same real property conveyed to Robert R. Miles and wife, Rubie O. Miles, by deed from Ann O. Thomas and husband, dated December 12, 1940, filed January 17, 1941, and recorded in book 1157, page 540, said Register's Office.

The said Rubie O. Miles 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 Alfred Z. Kelly and wife, Robbie Lee Kelly their heirs and assigns, forever.

And I do covenant with the said Alfred Z. Kelly and wife, Robbie Lee Kelly 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, Robert R. Miles do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Alfred Z. Kelly and wife, Robbie Lee Kelly, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of May, 1961

Robert R. Miles