WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - - - $10.00 - Ten and no/100 - - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Jack McCrary and wife, Shirley Ann McCrary, the receipt of all of which is hereby acknowledged.

We, Loyd Thomas Biener and wife, Margaret C. Biener have bargained and sold, and by these presents do transfer and convey unto the said Jack McCrary and wife, Shirley Ann McCrary 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 11th Civil District of Davidson County, Tennessee, being part of the Menees Land, described according to a copy of a survey thereof by Harvey Gee, Surveyor, October 2, 1948, as follows:
Beginning at a point at the intersection of the north line of Menees Road and the center line of Neely's Bend Road, at a nail in the center of said Neely's Bend Road; thence with the center line of said Neely's Bend Road, North 11° 43' west 274.7 feet to a nail in the center of said Road; thence continuing with the center of said road, north 5° 23' west 1 foot to a point; thence easterly, passing an iron pin in the easterly line of the proposed new right of way of Neely's Bend Road, at 32.3 feet, a total distance of 192.9 feet to an iron pin; thence South 270 feet to an iron pin in the north margin of Menees Road; thence with the margin of the same, westerly 137 feet to the beginning.
Being the same property conveyed to Loyd Thomas Biener and wife, Margaret C. Biener, by deed from Fred A. Atkisson and wife, as of record in Book 2692, page 53, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack McCrary and wife, Shirley Ann McCrary their heirs and assigns, forever.

And we do covenant with the said Jack McCrary and wife, Shirley Ann McCrary 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, Loyd Thomas Biener and wife, Margaret C. Biener do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack McCrary and wife, Shirley Ann McCrary their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of January, 1962

Loyd Thomas Biener (signature)
Loyd Thomas Biener

Margaret C. Biener (signature)
Margaret C. Biener