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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by grantee herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, JOHN C. JEFFORDS, an unmarried man, have bargained and sold, and by these presents do transfer and convey unto JOHN C. JEFFORDS, TRUSTEE, and his successors in trust, with full power to sell, transfer, convey, mortgage, or lease, without the joinder of any beneficiary, certain land in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. 1: Being the southerly 90 feet front and 109.8 feet rear of Lot No. 2 of Block "B" on the Plan of Galecrest Subdivision No. 2, as of record in Book 843, page 30, Register's Office for said County.

Said part of Lot No. 2 fronts 90 feet on the westerly side of the Granny White Road and runs back 198.6 feet more or less on the northerly line and 260 feet on the southerly line to the easterly line of Lot No. 5, measuring 109.8 feet thereon.

Being the same property conveyed to the undersigned, John C. Jeffords, and wife, Ann D. Jeffords, by deed from John H. Clark and wife, of record in Book 1536, page 607, said Register's Office, the said Ann D. Jeffords having since died.

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TRACT NO. 2: Being the southerly 25 feet of Lot No. 70 and all of Lot No. 71 on the Map of Colonial Heights, as of record in Book 1130, page 102, Register's Office for said County.

Said lot and part of said lot adjoin and front together 100 feet on the easterly side of Hillsboro Road and run back between parallel lines 300 feet to an alley.

Being the same property conveyed to John C. Jeffords by deed from Ann D. Jeffords, of record in Book 3031, page 361, said Register's Office.

TRACT NO. 3: Being in the 3rd, formerly 15th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the Subdivision of the Wm. C. M. Campbell Lands, of record in Book 9, page 337, and also of record in Book 843, page 30, said Register's Office, and described according to a copy of a survey thereof made by Wm. Collier Parrish, Associates, Civil Engineers, dated February 26, 1959, as follows:

BEGINNING at an iron pin at the southeast intersection of the Lebanon Road and Spence Lane, formerly Montrose Avenue; thence along the east margin of Spence Lane, South 2° West 150 feet to an iron pin; thence North 77° 48' East 150 feet to an iron pin; thence North 2° East 150 feet to the South margin of Lebanon Road; thence along the margin of said Road, South 77° 48' West 150 feet to the beginning.

Being the same property conveyed to John C. Jeffords and wife, Ann D. Jeffords, by deed from Mrs. Jennie B. Peek, of record in Book 2910, page 63, said Register's Office, the said Ann D. Jeffords having since died.

The above tracts are specifically conveyed subject to restrictions of record, encumbrances of record, and the rights of parties in possession, and current taxes for the year 1962.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN C. JEFFORDS, TRUSTEE, as aforesaid, and his successors in trust and assigns, forever.

And I, JOHN C. JEFFORDS, do covenant with the said JOHN C. JEFFORDS, TRUSTEE, and his successors in trust, as aforesaid, 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.

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