WARRANTY DEED

For and in consideration of the sum of TEN and no/100 ($10.00) Dollars, cash in hand paid by RACHEL M. PARHAM, and other good and valuable considerations, receipt of which is hereby acknowledged, I, CHARLES B. PARHAM, have bargained and sold, and by these presents do transfer and convey unto the said RACHEL M. PARHAM, her heirs and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 34 on the map of Bluefields, Section No. 1, as of record in Book 843, page 16, Register's Office for said County.

Said part of Lot No. 34 fronts 100 feet on the southeasterly side of Spring Valley Road and runs back between lines 370 feet on the northeasterly line and 300 feet, more or less, on the southwesterly line to the dividing line between lots numbers 34 and 31 and 32 of said subdivision and measures 118.6 feet thereon.

Being the same property conveyed to Charles B. Parham and wife, Rachel M. Parham, by deed from Roy J. Miller and wife, of record in Book 3163, page 195, said Clerk's Office.

Excepting and reserving from this conveyance the following tract of land for the purposes herein stated: It is understood and agreed between the grantor and grantee that the grantors, Roy J. Miller and wife, Elizabeth B. Miller own a garage located principally on the tract of land adjoining the tract above described and that the garage also extends approximately six feet over on the tract above described and conveyed herein which garage is located approximately 120 feet from the said Spring Valley Road, and it is further understood and agreed that the grantors are hereby excepting and reserving from the above conveyance such portion of the above described land that is needed by the grantors to use said garage as long as the garage is located at the present location and that upon the garage being removed, destroyed or abandoned by the grantors, then this exception and reservation shall become null and void. In other words, it is expressly agreed to between the parties that the grantors may use the garage in its present location as long as that particular garage is in existence at the present location.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RACHEL M. PARHAM, her heirs and assigns, forever. And I do covenant with the said RACHEL M. PARHAM that I am lawfully seized and possessed of said land in fee simple; and have a good right to convey my said interest and same is unencumbered except indebtedness to The Home Federal Savings & Loan Association of Nashville, secured by Deed of Trust to E. A. Goodlow, Trustee, of record in Book 3357, page 245, Register's Office for Davidson County, Tennessee. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said RACHEL M. PARHAM, her heirs and assigns against the lawful claims of all persons, whomsoever.