WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

----------Ten and No/100---------- DOLLARS

Cash in hand paid by Charlie G. Brooks, Sr., and wife, Martha Brooks, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Forrest W. Graham and wife, Lula R. Graham,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Charlie G. Brooks, Sr., and wife, Martha Brooks 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 part of Lot No. 24 and a small strip of Lot 25 in the D. T. McGavock Estate Subdivision, a plan of which is of record in Plan Book 1, page 33, Chancery court at Nashville, and described according to a survey made by T. R. Sanford, Surveyor, dated Jan. 12, 1963, as follows:

BEGINNING on the easterly margin of Public Alley #214, 20.82 feet north of the northerly margin of Madison Street; thence northerly along the easterly margin of said Alley, 41 feet to an iron pin; thence easterly 110.75 feet to an iron pin, on the westerly margin of Eighth Avenue North, 82.09 feet north of the northerly margin of Madison Street; thence southerly along the westerly margin of Eighth Avenue North, 41.04 feet to an iron pin; thence westerly 110.75 feet more or less to an iron pin, the point of beginning.

Being the same property conveyed to Forrest W. Graham and wife, Lula R. Graham, by deed from Virginia Lee Cuningham Mayfield, a widow, as of record in Book 2451, page 254, 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 Charlie G. Brooks, Sr., and wife, Martha Brooks heirs and assigns, forever.

And we do covenant with the said Charlie G. Brooks, Sr., and wife, Martha Brooks 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 Charlie G. Brooks, Sr., and wife, Martha Brooks do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charlie G. Brooks, Sr., and wife, Martha Brooks heirs and assigns against the lawful claims of all persons, whomsoever.

Witness _____ hand this 17th day of January, 1963

Forrest W. Graham

Lula R. Graham