WARRANTY DEED

TTC 161729

For and in Consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, DOROTHY B. GOODRICH, a widow, have bargained and sold, and by these presents do transfer and convey unto MRS. LEILA SMITH and C. GILBERT SMITH, as joint tenants, with the right of survivorship, and to the heirs and assigns of the survivor of them, a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being the easterly 44 feet of Lot Nos. 87 and 88 in the Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said parts of Lots Nos. 87 and 88 front 44 feet on the northerly side of Lillian Avenue and run back northerly between parallel lines 122.4 feet more or less to an alley.

Being the same property conveyed to Dorothy B. Goodrich, a widow, by deed from Fred A. Dickey, Jr. and wife, as of record in Book 3130, page 197, 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 MRS. LEILA SMITH and C. GILBERT SMITH, as joint tenants, and to the heirs and assigns, forever, of the survivor of them.

And I do covenant with the said MRS. LEILA SMITH and C. GILBERT SMITH 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, except for 1963 taxes which have been prorated and assumed by the grantees.

And I, DOROTHY B. GOODRICH, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said MRS. LEILA SMITH and C. GILBERT SMITH, and to the heirs and assigns of the survivor of them, against the lawful claims of all persons.