WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid by Dale L. Smith and wife, Alice Shea Smith, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, John K. Peebles, have bargained and sold, and by these presents do transfer and convey unto the said Dale L. Smith and wife, Alice Shea Smith, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 62 and 63 on the Map of M. N. Young's Parkview Subdivision, as of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 175.2 feet on the easterly side of Hillcrest Avenue and runs back 579.6 feet on the northerly line and 531.8 feet on the southerly line, with the northerly margin of Glenwood Avenue, to the westerly margin of the right-of-way of the Nashville Railway and Light Company and measures 193 feet thereon.

Said Lot No. 63 fronts 173 feet on the easterly side of Hillcrest Avenue and runs back 616.6 feet on the northerly line and 579.6 feet on the southerly line to the westerly margin of the right-of-way of the Nashville Railway and Light Company and measures 190 feet thereon.

Said property was devised to John K. Peebles by will of B. Lanier Peebles, deceased, of record in Will Book 78, page 406, County Court for said County.

Said property is improved and is situated on Hillcrest Avenue, Nashville, Tennessee

This conveyance of said property is made expressly subject to all taxes for theyear 1963, which have been prorated and the payment of which has been assumed by the purchasers, and an easement for sanitary sewer granted the City of Nashville by B. L. Peebles on and across said premises and other rights and privileges, all as set out in an instrument of record in Book 3368, page 86, 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 Dale L. Smith and wife, Alice Shea Smith, their heirs and assigns, forever.