WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by BLANCHE E. SAGER, a widow, hereinafter referred to as the Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Lucile Petty Stevens and husband, G. C. Stevens, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Grantee, her 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 the southerly part of Lot "A" on the Plan of the First Subdivision of Brownsville, as of record in Book 21, page 113, Register's Office for said County, described as follows:

BEGINNING at the northeast corner of Gentry Avenue and Watkins Street, being the southwest corner of said Lot "A"; thence North with the east side of Gentry Avenue 90 feet; thence at right angles east to the westerly margin of Porter Pike, as widened; thence southwesterly with the westerly margin of said Pike to Watkins Street; thence West with the north margin of Watkins Street 60½ feet more or less to the beginning. This property is improved and known as 800 Porter Road, Nashville, Tennessee. Send tax statements to First Federal Savings, Union at Fourth Avenue, North, Nashville 3, Tennessee.

Being the same property conveyed to LUCILE STEVENS, FORMERLY PETTY, by deed from Sarah B. McDaniel, a widow, as of record in Book 3248, page 377, and from Norma Petty, as of record in Book 3347, page 419, said Register's Office, the said Lucile Petty having since married G. C. Stevens.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. And we do covenant with the said Grantee 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all person, whomsoever.