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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1003 — Published by Tennessee Title Company

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create sole and separate estate

We, C. B. PETTUS AND WIFE, MARTHA ANN PETTUS

have bargained and sold, and by these presents do hereby transfer and convey unto

L. M. NELSON, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Being the southeast part of Lot No. 14 on the Map of the Len K. Hart Property, as of record in Book 421, page 16, Register's Office for said County, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated August 6, 1961, as follows:
BEGINNING at an iron pin set in concrete in the north margin of Lemuel Road at the corner of Lots 13 and 14; thence with the line between said lots, North 2° East 503.1 feet to an iron pin; thence North 89° 30' West 85 feet to an iron pin; thence South 2° West 358.8 feet to a railroad spike; thence South 23° 40' West 100 feet to an iron pin in the north margin of Lemuel Road; thence with the margin of the same, South 65° East 130 feet to the point of beginning.
Being the same property conveyed to C. B. PETTUS AND WIFE, MARTHA ANN PETTUS, by deed from King W. Tinnin, unmarried, of record in Book 3277, page 69, said Register's Office.
Together with the right to use water from the well located on the land above described as set out in the deed of record in Book 3277, page 69, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said L. M. NELSON, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, C. B. PETTUS AND WIFE, MARTHA ANN PETTUS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. M. NELSON, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said L. M. NELSON, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Martha Ann Rhodes Pettus, for her sole and separate use, free from the debts and contracts of her present, or any future husband, with full power vested in her to sell, mortgage or otherwise convey as if she were a feme sole,

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said MARTHA ANN RHODES PETTUS, as above set out

her heirs and assigns, forever.

And I do covenant with the said MARTHA ANN RHODES PETTUS, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, L. M. NELSON, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said MARTHA ANN RHODES PETTUS, as hereinabove set out

, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the [illegible] day of October, 1963.

C. B. Pettus
C. B. Pettus

Martha Ann Rhodes Pettus
Martha Ann Pettus

L. M. Nelson
L. M. Nelson, Trustee.

TENNESSEE TITLE COMPANY

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