WARRANT/ DEED

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 in Elizabeth G. Waller an absolute fee in the subject real estate We, Claude A. Waller and wife, Elizabeth G. Waller,

have bargained and sold, and by these presents do hereby transfer and convey unto Frank S. King, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 146 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County, and described as follows:

Said Lot No. 146 fronts 91 feet on the southeasterly side of Stafford Drive and runs back 170.57 feet on the northeasterly line and 171.3 feet on the southwesterly line to a dead line in the rear on which it measures 91.1 feet.

Being the same real property conveyed to Claude A. Waller and wife, Elizabeth G. Waller, by deed from Carl Batson and wife, Bettye H. Batson, of record in Book 2103, page 535, Register's Office for Davidson County, Tennessee.

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

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

And we, Claude A. Waller and wife, Elizabeth G. Waller, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank S. King, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Frank S. King, Jr., 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 Elizabeth G. Waller for her sole and separate use, free from the marital contract of her present husband or any future husband,

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 Elizabeth G. Waller, her heirs and assigns, forever.

And I do covenant with the said Elizabeth G. Waller, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Frank S. King, Jr., 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 Elizabeth G. Waller, for her sole and separate use, free from the marital contract of her present husband or any future husband, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16 day of October 1963.

Claude A. Waller

Elizabeth G. Waller

Frank S. King, Jr.
Trustee.