WARRANTY DEED

For and in consideration of the sum of Sixteen Thousand Five Hundred and No/100 ($16,500.00) Dollars, cash in hand paid by Paschal H. Brooks and wife, Laura M. Brooks, hereinafter referred to as the Grantees, receipt of which is hereby acknowledged,

First American National Bank of Nashville, Trustee, hereinafter referred to as the Grantor has bargained and sold, and by these presents does transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 235, 236, 237 and 238 on the Plan of Richland Realty Co's Second Subdivision, as of record in Book 332, page 92, Register's Office for said County.

Said lots adjoin and front together 200 feet on the northerly side of Central Avenue, and extends back between parallel lines, 200 feet to an alley.

Being part of the property vested in First American National Bank of Nashville, Tennessee, as Trustee, under the will of Rowena Thompson Washington, deceased, of record in Will Book 76, page 320, County Court Clerk's Office for said County. This property is improved and known as 3706 Central Avenue, Nashville, Tennessee, Parcel No. W26-1575. Send tax statements to First Federal Savings & Loan Association of Nashville, Fourth & Union, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And First American National Bank of Nashville, as Trustee, under the will of Rowena Thompson Washington, but not otherwise, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for taxes for the current year which are assumed by the Grantees herein; and the said First American National Bank of Nashville, as Trustee, and not otherwise, does further covenant and bind itself,