WARRANTY DEED

For and in consideration of the sum of One and No/100 Dollar ($1.00) cash in hand paid by Louis R. Linx, hereinafter referred to as the Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, and pursuant to a property division agreement dated December 27, 1963, I, Elberta S. Linx, hereinafter referred to as the Grantor have bargained and sold, and by these presents do transfer and convey to Louis R. Linx, all my right, title and interest in and to the following described tracts of real estate in Davidson County, Tennessee, to-wit:

TRACT I:

Being Lots Nos. 2 and 5 on the Map of Boyd's Ament Plan of Lots, as of record in Book 21, page 83, Register's Office for said County.

Said Lots Nos. 2 and 5 adjoin and front together 100 feet on the east side of 13th Avenue, South, and run back between lines, 168 feet on the south line of Lot 5 and 171 feet on the north line of Lot 2, along the south margin of South Street, to an alley in the rear, measuring 100 feet thereon.

This property is unimproved and known as 1207 South Street, Nashville, Tennessee, and as parcel #10W-3575. Send tax statements to Louis R. Linx, First Federal Building, Fourth and Union Streets, Nashville, Tennessee.

Being property the title to which is vested in Louis R. Linx and wife, Elberta S. Linx by deed from William P. Sherlock, James J. Sherlock, Pauline Sherlock, and Mary Alicia Sherlock, as the only heirs at law of Margaret Sherlock, deceased, of record in Book 2087, page 444, Register's Office for Davidson County, Tennessee.

TRACT II:

Being the northerly 35 feet of Lot No. 8 on the Plan of the Subdivision of certain lots in the Boyd Ament Tract, as of record in Book 21, page 83, Register's Office for said County.

Said part of Lot No. 8 fronts 35 feet on the easterly side of 13th Avenue, South, formerly Ament Street, and runs back 168 feet on the northerly line and 167 feet more or less, on the southerly line to an alley, measuring 35 feet, more or less thereon.

This property is improved and known as 910 13th Avenue, South, Nashville, Tennessee, and as parcel # 10W-3580. Send tax statements to Louis R. Linx, First Federal Building, Fourth and Union Streets, Nashville, Tennessee.

Being the same property conveyed to Louis R. Linx and wife, Elberta S. Linx by deed from Maggie Dixon of record in Book 3373, page 169, Register's Office for Davidson County, 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 Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of an interest [illegible] right to convey it, and the same is