WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged---------- DOLLARS,

I, N. M. Gower, Trustee
have bargained and sold, and by these presents do transfer and convey unto the said John M. Abernathy Jr. and wife, Bettye C. Abernathy
their 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 Lot No. 25 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, as of record in Book 1130, Page 87, Register's Office for said County.

Said Lot No. 25 fronts 160 feet on the easterly side of East Brookfield Road or Drive, and runs back 306.5 feet on the northerly line and 328.9 feet on the southerly line, to a dead line, measuring 165 feet thereon.

Being the same property conveyed to N. M. Gower, Trustee, by deed from Charles Nelson, Jr. and wife, Jean Clinton Nelson, of record in Book 3702, Page 629, Register's Office for Davidson County, Tennessee.

This property is improved and known as 4426 East Brookfield Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John M. Abernathy Jr. and wife, Bettye C. Abernathy
their heirs and assigns, forever.

And I do covenant with the said John M Abernathy Jr. and wife, Bettye C. Abernathy that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, N. M. Gower, Trustee
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John M. Abernathy Jr. and wife, Bettye C. Abernathy
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 25th day of March, 1964

N. M. Gower, Trustee