WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One ($1.00) Dollar cash in hand paid by Joyce Louise Fordyce, and other valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, we, the undersigned, Eloise Eakin Dowe, individually and as Executrix of the estate of Louella M. Eakin, Evelyn S. Eakin, Evelyn E. Pulley, Spencer Eakin, III, and Lytle N. Eakin, have bargained and sold and by these presents do transfer and convey unto Joyce Louise Fordyce, an unmarried woman, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 153 in Bransford Realty Company's Subdivision of the Edgar Jones Home Place, a plan of which is of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 153 fronts 55 feet on the northerly side of Blair Boulevard, or Long Avenue, and extends back between parallel lines northwardly 182 feet on its western margin and 183.4 feet, more or less, on its eastern margin to an alley in the rear on which it measures 55 feet.

Being the same real property conveyed to Louella Eakin and her children by deed from R. E. Connell and wife, not dated, filed August 30, 1918, and recorded in Book 513, page 191, said Register's Office, and Louella Marks Eakin devised her interest in premises to her three children, Spencer Eakin, Jr., Lytle Nichol Eakin and Eloise Eakin Dowe, by will of record in Will Book 78, page 509, County Court for said County, Spencer Eakin, Jr., having died survived by widow, Evelyn S. Eakin and two adult children, Evelyn E. Pulley and Spencer Eakin, III, and leaving no will.

The above property is improved and bears General Services District Tax Parcel No. W24-7985, and is known as City No. 2406 Blair Boulevard, 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 Joyce Louise Fordyce, her heirs and assigns, forever.

And we covenant with the said Joyce Louise Fordyce that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except for Metropolitan government taxes for the year 1964, which are not yet due, prorated to date of deed.

The undersigned do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the