WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten---------- DOLLARS cash in hand and other good and valuable considerations accepted as cash, paid to us by William A. Ambrose and wife Anne S. Ambrose, the receipt of all of which is hereby acknowledged, we, A. B. Windham, Jr. & Sarah B. Windham, his wife,

have bargained and sold, and by these presents do transfer and convey unto the said William G. Ambrose & wife, Anne S. Ambrose their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in Davidson County, Tennessee described as follows:

Being a parcel of land shown on Plan of Esteswood Estates in Book 1835, page 101 Register's Office for said County, but not a part thereof, lying on the west side of Esteswood Lane, north of Lot 13 on Esteswood Plan, of record in Book 1835, page 101 said Register's Office, and described as follows:

Beginning at a concrete monument in the westerly margin of Esteswood Lane, at the northeast corner of Lot 13 on said Esteswood Estates; thence with the north line of said Lot 13, north 87° 30' west 253.61 feet; thence north 2° 23' east 175 feet to a point; thence south 87° 30' east 254 feet to the westerly margin of Esteswood Lane; thence with the westerly margin of Esteswood Lane, south 2° 30' west 175 feet to the beginning.

Being the same property conveyed to A. B. Windham, Jr. & wife, Sarah B. Windham by deed from John M. Settle and wife, Justine T. Settle of Record in Book 3575, page 35 R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William G. Ambrose and Anne S. Ambrose, his wife their heirs and assigns, forever.

And we do covenant with the said William G. Ambrose and wife, Anne S. Ambrose that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And A. B. Windham, Jr. and wife Sarah B. Windham do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said William G. Ambrose & wife, Anne S. Ambrose their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of June 1964

A. B. Windham Jr.

Sarah B. Windham