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WARRANTY DEED

(WITH RESERVATION OF LIFE ESTATE)

For the consideration of the sum of (\$1.00) Dollar, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, FRED SHEARON, have this day bargained and sold and do hereby transfer and convey to ELVENIA ELIZABETH SHEARON, the wife of the Grantor, her heirs and assigns, a certain tract of land located in the First Civil District of Cheatham County, Tennessee, bounded and described as follows:

Beginning at an iron pin in the E. line of State Highway No. 49, G. B. VanHook's N. W. corner; thence, S. 87° E. 49 poles to a stone, about 1½ poles W. of a branch, Poole's corner; thence N. 5° E. 31-3/5 poles to J. F. Tucker's corner, near an old culvert; thence, with Tucker's line, N. 47½° W. 39-4/5 poles to a point in the E. line of State Highway No. 49; thence following the line of said Highway the following distances and bearings: S. 42° W. 28 poles; S. 35° W. 8 poles; thence, S. 28 poles to the beginning, containing 12 acres, more or less, according to survey made by Jesse E. Hudgens, on April 19, 1943.

And being a part of the same tract of land conveyed to S. H. Adkisson, and W. B. Adkisson, by deed from W. T. Clark, and wife, recorded in Deed Book "O", page 316, Register's office of Cheatham County, Tennessee.

TO HAVE AND TO HOLD said land to the said ELVENIA ELIZABETH SHEARON, her heirs and assigns, forever, subject, however, to a life estate therein hereby expressly reserved to FRED SHEARON, the Grantor, and subject to any rights of way or easements of record.

I covenant that I am lawfully seized and possessed of said land, that I have a good right to convey it; that it is clear and unencumbered, and I warrant the title thereto against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of March, 1963.

Fred Shearon

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, Rebecca Stewart, a Notary Public, in and for said State and County, the within named, FRED SHEARON, the bargainer, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 5th day of March, 1963.

Rebecca Stewart
Notary Public.

Commission expires Jan. 23, 1967.

(NOTARY)
(SEAL).