

BEGINNING at an iron pin on the east side of Memorial Drive, corner of the Clinic property, and running thence along the Clinic property line, S. 63-23 E. 277 feet to an iron pin; thence S. 35-49 W. 42 feet to an iron pin, corner of Lot No. 2; thence N. 77-25 W. 238 feet to an iron pin in driveway, on the east side of Memorial Drive; thence along said Drive; N. 5-10 E. 108 feet to the beginning corner.

The aforesaid grantees in accepting this conveyance do hereby acknowledge their consent and agreement to the following terms and conditions:

1. It is understood that the grantor, Jennie Jones Helton, shall retain title to an interest in said property equivalent to the lot described above in its unimproved condition.
2. It is further agreed that the parties hereby evaluate the interest retained by the said Jennie Jones Helton at the sum of Seventeen Thousand Five Hundred (\$17,500.00) Dollars and in the event of a future sale or conversion of the entire interest of all the parties, then the said Jennie Jones Helton shall share in the proceeds of such sale or conversion on the basis that her interest is valued at the aforesaid sum of Seventeen Thousand Five Hundred (\$17,500.00) Dollars.
3. The grantor, Jennie Jones Helton, further agrees that the grantees, their heirs and assigns forever, shall have the unqualified right to improve said property in any manner and to the extent that they see fit without further consent or approval of grantor.
4. It is further agreed by all the parties hereto that the City and County taxes on the property in question shall be prorated between such parties in all subsequent years on the basis that the share of Jennie Jones Helton shall be computed as having a real value of Seventeen Thousand Five Hundred (\$17,500.00)

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