WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTEEN HUNDRED AND NO/100 ($1,500.00) DOLLARS, cash in hand paid by JAMES H. RYAN, JR. and wife, MARION GRAY RYAN, the Grantees herein, the receipt of which is hereby acknowledged, the THIRD NATIONAL BANK IN NASHVILLE, Trustee under the will of G. A. Puryear, Sr., by virtue of the power and authority vested in the Trustee under said Will, which is recorded in Book 53, Page 48, in the County Court of Davidson County, Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said JAMES H. RYAN, JR. and wife, MARION GRAY RYAN, their heirs and assigns, a certain tract or parcel of land in the Seventh Civil District of Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Block 9 on the plan of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for said County and described according to a new plan of record in Book 1130, Page 99, said Register's Office, as follows:

Beginning on the southerly margin of Valley Brook Road, at the corner of Lots Nos. 6 and 7; thence with the line between said lots, southwardly 194.6 feet; thence southwardly 79.4 feet; thence westwardly 92.1 feet; thence northwestwardly 63.9 feet to a line between lots Nos. 7 and 39; thence northwestwardly 311.7 feet to the southerly margin of Valley Brook Place; thence eastwardly 69.2 feet to the beginning of a curve; thence around said curve, southeastwardly 29.94 feet to the southerly margin of Valley Brook Road; thence with the southerly margin of said Road, 89.36 feet; thence southeastwardly 165.54 feet to the point of beginning.

Being part of the property vested in Third National Bank, Trustee Under the Will of G. A. Puryear, Sr., deceased, of record in Will Book 53, Page 48, County Court Clerk's Office for said County.

An easement running from a line drawn from a point in the westerly boundary of said Lot No. 7 which is the southeast corner of Lot No. 39, to the southeast corner of Lot No. 7 which is on the rear boundary of Lot No. 28, (Said easement shall extend from 10 feet north of this line to the rear of said Lot No. 7), is reserved for telephone and light wires and pipe lines as set out in the Declaration of Restrictions hereinbelow referred to.

The above described property is conveyed subject to the restrictions, conditions and restrictive covenants which have been placed upon the above described land and adjoining property by the Declaration of Restrictions recorded in Book 662, Page 807 and in Book 1049, Page 28, of the Register's Office of Davidson County, Tennessee, and said restrictions, conditions and restrictive covenants shall run with the above described land and shall be binding upon all owners thereof as set forth in said instrument of restrictions.