WARRANTY DEED

For and in consideration of the sum of Seven thousand, one hundred thirteen and 65/100-------------($7,113.65)---------------------------------- DOLLARS Paid and to be paid by James B. Campbell and wife Marjorie H. Campbell as follows: $1,800.00 paid in cash, the receipt of which is hereby acknowledged; and for the residue of $5,313.65 the said James B. Campbell and wife Marjorie H. Campbell assume and agree to pay off the unpaid balance of a $5,500.00 principal note, said balance as of January 16, 1950 being $5313.65 and payable $61.41 monthly including taxes and insurance, and secured by deed of trust recorded in Book 1743, Page 287, R. O. D. C., Tennessee.---- I, Mrs. Jennie Sprouse, a widow------ have bargained and sold, and by these presents do transfer and convey unto the said James B. Campbell and wife Marjorie H. Campbell---------------------------- ----their------heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 4 on the plan of Rainbow Terrace, Section 2, not of record, and described according to a copy of a survey made by W. W. Turner Company, dated August 3, 1948, as follows:

Beginning at a point in the northerly margin of Neely's Bend Road at the corner of Lot No. 4 and a tract marked "Exclusive Area"; thence with the line between Lot No. 4 and the "Exclusive Area" tract, northerly 271.6 feet to a point, and continuing with the line between said two tracts northwesterly 114 feet to the northwest corner of Lot No. 4 in the south line of Lot No. 87; thence easterly, along the line between Lots Nos. 4 and 87, 180 feet to the corner of Lots Nos. 3 and 4; thence southerly along the line between said lots, 471 feet to the northerly margin of Neely's Bend Road; thence along said road westerly 115 feet to the beginning, and being the same property conveyed to Mrs. Jennie Sprouse by deed of record in Book 1683, Page 125, R. O. D. C., Tennessee.

The property hereinbefore described is hereby conveyed subject to the restrictive covenants and perpetual easements set out in deed of record in Book 1683, Page 125, of the Register's Office of Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James B. Campbell and wife Marjorie H. Campbell - - - - - - - - - - - - - - - - their - - - - - - - - - - - heirs and assigns, forever.

And I - - - do convenant with the said James B. Campbell and wife Marjorie H. Campbell - - - - - - - - - - - - - - - that I am - lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinbefore mentioned.

And --------------I, Mrs. Jennie Sprouse, a widow - - - - - - - - - - - - do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James B. Campbell and wife Marjorie H. Campbell, their - - - - - heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my - - hand - - this 18th - - - - day of February - - - - - 19 50.

Mrs Jennie Sprouse

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. A. Walden - - - - - - - -, a Notary Public in and for said County and State, the within named Mrs. Jennie Sprouse, a widow - - - - - - - - the bargainor, with whom I am personally acquainted, and who acknowledged that she - - - - - - executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th - day of March - - - - - - - , 19 50.

Commission expires My Commission expires Nov. 22, 1950

J A Walden
Notary Public