WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Two Thousand Eight Hundred Ninety-Four Dollars and Forty Cents ($2,894.40) cash paid by H. Frank Burkholder and wife, Madge M. Burkholder, the receipt of which is hereby acknowledged, First American National Bank of Nashville, Tennessee, Trustee under the will of Edwin Warner, deceased, of record in Will Book 60, page 366, County Court for Davidson County, Tennessee, Milbrey Warner Waller, Susanne Warner Bass, Emily Warner Dean, have bargained and sold, and by these presents do transfer and convey unto the said H. Frank Burkholder and wife, Madge M. Burkholder, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, December 30, 1950, as follows: Beginning at the northwest corner of lot No. 8 on the unrecorded map of the property of Edwin Warner, as shown on a survey made by W. B. Southgate, Surveyor, August, 1935; thence north 59° 45' west 369.5 feet; thence north 22° east 282 feet to the southwest corner of a 2.26 acre tract; thence south 64½° east with the southerly line of said tract 419 feet to the corner of lots Nos. 6 and 7 shown on the W. B. Southgate survey; thence with the westerly line of said lot No. 7 southwardly 315 feet to the beginning, containing 2.89 acres, more or less. Said property was vested in the First American National Bank, formerly the American National Bank, Trustee, under the will of Edwin Warner, deceased, of record in Will Book 60, page 366, County Court for said County.

Taxes for the year 1951 have been adjusted and will be paid when due by the Grantors.

It is expressly covenanted and agreed by and between said Grantors and said Grantees, their heirs and assigns, and is a condition of this conveyance, that the above described tract or parcel of land shall become permanently a part of the homeplace of Grantees, to wit, the property conveyed to them by deed from Edwin Warner and wife, of record in Book 1001, page 12, Register's Office, Davidson County, Tennessee, and that the tract or parcel herein conveyed shall not be detached and sold separately, but that only one (1) one-family residence may be located on the property as a whole. It is further covenanted and agreed that the restrictive covenants contained in said deed in Book 1001, page 12, R. O. D. C., Tennessee shall be and are hereby made restrictive covenants on the land herein conveyed. The foregoing restrictions shall run with the land and shall continue in effect until December 31, 1975.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said H. Frank Burkholder and wife, Madge M. Burkholder, their heirs and assigns, forever. And we do covenant with the said H. Frank Burkholder and wife, Madge M. Burkholder that we are lawfully seized and possessed of