WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James R. Love and wife, Jean E. Love, have bargained and sold, and by these presents do transfer and convey unto A. MacDowell Smith, Jr., and wife, Angela F. Smith, 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. 8 on the Map of a Resubdivision of Royal Oaks, Section "B", as of record in Book 1424, page 89, Register's Office for said County.
> Said Lot No. 8 fronts 180 feet on the easterly side of Royal Oaks Drive and runs back 224.9 feet on the northerly line and 224.8 feet on the southerly line, to a dead line in the rear, measuring 180 feet thereon.
>
> Being the same property conveyed to James R. Love and wife, Jean E. Love, by deed from Walter E. Stringfellow and wife, Willie H. Stringfellow, dated August 13, 1949, of record in Book 1732, page 621, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. MacDowell Smith, Jr., and wife, Angela F. Smith, their heirs and assigns, forever.

And we do covenant with the said A. MacDowell Smith, Jr., and wife, Angela F. Smith, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for the year 1954 which have been prorated and assumed by the vendee; and except for restrictive covenants of record in Book 1538, page 200, said Register's Office, to which reference is here made, and also subject to a 10-foot easement for public utilities along the rear of said lot as shown by the plan of record in Book 1424, page 89, said Register's Office.

And we, James R. Love and wife, Jean E. Love do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. MacDowell Smith, Jr., and wife, Angela F. Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 27th day of February 1954.

James R. Love

Jean E. Love