WARRANTY DEED

For and in consideration of the sum of ($13,250.00)- - - - - - - - - - - - - - - - - -

- - - - - -Thirteen thousand, two hundred, fifty and No/100- - - - - - - DOLLARS

Cash in hand paid by William C. Terry, Jr. and wife, Evelyn G. Terry, the receipt of which is hereby acknowledged,

We, Thomas R. Maxwell and wife, Lela B. Maxwell have bargained and sold, and by these presents do transfer and convey unto the said William C. Terry, Jr. and wife, Evelyn G. Terry, 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. 106 on the Plan of Gra-Mar Acres, Section 1, as of record in Book 2133, page 27, Register's Office for said County.

Said Lot No. 106 fronts 110 feet on the westerly side of Saunders Avenue and runs back 345.7 feet on the northerly line and 340.4 feet on the southerly line to a dead line, measuring 135 feet thereon.

Being the same property conveyed to Thomas R. Maxwell and wife, Lela B. Maxwell by warranty deed from Sweeney-Clark Realty Company, Inc., of record in Book 2153, page 455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 2134, page 54, Register's Office for Davidson County, Tennessee, and an amendment in an instrument executed March 13, 1953 and recorded in Book 2139, page 65, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Terry, Jr. and wife, Evelyn G. Terry, their heirs and assigns, forever.

And we do covenant with the said William C. Terry, Jr. and wife, Evelyn G. Terry, 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 1954 which are pro-rated and assumed by buyer.

And we, Thomas R. Maxwell and wife, Lela B. Maxwell, do further covenant and bind our selves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William C. Terry, Jr. and wife, Evelyn G. Terry, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of March, 1954

Thomas R. Maxwell

Lela B. Maxwell

BRICE WEST NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Brice West, a Notary Public in and for said County and State, the within named Thomas R. Maxwell and wife, Lela B. Maxwell,

the bargainor s, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of March, 1954

Commission expires My Commission Expires July 23, 1956

Brice West
Brice West Notary Public

FOSTER & PARKES CO., NASHVILLE