WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand, Five Hundred ($15,500.00) Dollars, cash in hand paid by Fred A. Owens and wife, Lorena Owens, the receipt of which is hereby acknowledged;

I, W. A. Bryan, Jr., Trustee, with full power to sell for division of proceeds, as set out in trust deed from James B. Lee and Mary Phye Lee, dated December 12, 1953, filed December 31, 1953, and recorded in book 2230, page 316, Register's Office for Davidson County, Tennessee, have bargained and sold and by these presents do transfer and convey unto the said Fred A. Owens and wife, Lorena Owens, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 60 on the map of Glencliff Estates, Section No. 2, as of record in book 1130, pages 77 and 78, Register's Office for said County, described as follows:

Beginning on the northerly margin of Currey Road at the corner of lots Nos. 60 and 95; thence with the line between said two lots, northwardly 193.6 feet to the common corner of lots Nos. 60, 61 and 95; thence with the line between lots Nos. 60 and 61, westwardly 229.5 feet to the easterly margin of Greymont Drive; thence with said Drive, southwardly 185 feet to the beginning of a curve; thence around said curve in a southeasterly direction 39.3 feet to the northerly margin of Currey Road; thence with said Road, eastwardly 205 feet to the beginning.

Being the same property conveyed to W. A. Bryan, Jr., Trustee, by trust deed from James B. Lee and Mary Phye Lee, of record in book 2230, page 316, said Register's Office.

The hereinabove described property is conveyed to the said Fred A. Owens and wife, Lorena Owens, their heirs and assigns, subject to the following:

1. Easement for public utility purposes, and 80-foot building setback lines from Currey Road and Greymont Drive, as shown on plan in book 1130, pages 77 and 78, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in an instrument executed by Glenncliff Estates, Inc., dated September 5, 1945, filed September 6, 1945, and recorded in book 1300, page 290, placed upon the premises by an instrument dated March 26, 1946, filed March 27, 1946, and recorded in book 1373, page 61, Register's Office for Davidson County, Tennessee; reference being hereby given for a more complete description, to such records.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred A. Owens and wife, Lorena Owens, their heirs and assigns forever.