H:s 9- 9-54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid by John A. Frith and wife, Nannie Lewis Frith, (hereinafter called Grantees), the receipt of which is hereby acknowledged, we, Clay O. Huskey and wife, Evelyn W. Huskey (hereinafter called Grantors) have bargained and sold and by these presents do transfer and convey unto the said John A. Frith and wife, Nannie Lewis Frith, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 8 on the plan of Washburn Heights, Section 2, as of record in book 1835, page 93, Register's Office for said County.

Said lot No. 8 fronts 65 feet on the westerly side of Selena Drive and extends back between parallel lines 155 feet to a dead line.

Being part of the property conveyed to Clay O. Huskey and wife, Evelyn W. Huskey, by deed from E. B. Woodroof and wife, of record in book 2248, page 530, 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 John A. Frith and wife, Nannie Lewis Frith, their heirs and assigns, in fee simple, forever.

And we do covenant with the said John A. Frith and wife, Nannie Lewis Frith, 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: All taxes for 1954 which have been pro-rated and the entire amount assumed by the Grantees; utility easement and conditions of owners certificate, as shown on plan in book 1835, page 93, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument executed by E. B. Woodroof, et al, dated February 7, 1952, filed March 6, 1952, and recorded in book 2038, page 325, as amended by an instrument dated July 12, 1954, filed July 19, 1954, and recorded in book 2290, page 494, Register's Office for Davidson County, Tennessee. Reference is made to all of the above and this conveyance is made subject thereto.

And we, Clay O. Huskey and wife, Evelyn W. Huskey, do further bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said John A. Frith and wife, Nannie Lewis