WARRANTY DEED

THIS FORM FURNISHED BY [illegible] TITLE CO.

For and in consideration of the sum of Eleven Thousand Three Hundred Fifty and No/100 --
----------($11,350.00)----------DOLLARS

Cash in hand paid by Billy M. Doxey and wife, Thelma Nichols Doxey, the receipt of which is hereby acknowledged, we,

N. H. Barker and wife, Dorothy H. Barker

have bargained and sold, and by these presents do transfer and convey unto the said Billy M. Doxey and wife, Thelma Nichols Doxey

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Map of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office for said County.

Said Lot No. 55 fronts 77 feet on the northeasterly side of Theodore Road and runs back 155 feet on the northwesterly line and 156.5 feet on the southeasterly line to a dead line in rear and measures 77 feet thereon.

Being a part of the same property conveyed to N. H. Barker by deed from Herschel Greer, of record in Book 2283, page 159, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2271, page 541, and the Plan of Record in Book 2133, page 87, Register's Office for said County, which shows a 40 foot building setback line from Theodore Road and a 10 foot easement along the rear for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy M. Doxey and wife, Thelma Nichols Doxey their heirs and assigns, forever.

And we do covenant with the said Billy M. Doxey and wife, Thelma Nichols Doxey 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.

And we, N. H. Barker and wife, Dorothy H. Barker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Billy M. Doxey and wife, Thelma Nichols Doxey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16th day of December, 1954

N. H. Barker

Dorothy H. Barker