WARRANTY DEED

For and in consideration of the sum of Eight Thousand Eight Hundred and No/100 ----------
----------($8,800.00) ----------DOLLARS

Cash in hand paid by Albert Eugene Ragland and wife, Ruth W. Ragland, the receipt of which is hereby acknowledged,

DONELSON HOME BUILDERS, INC.,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said
Albert Eugene Ragland and wife, Ruth W. Ragland

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 64 on the Map of Laurel Acres, of record in Book 2133, page 48, Register's Office for said County.

Said Lot No. 64 fronts 97 feet on the northwesterly side of Malden Drive, and extends back 212.9 feet on the northerly line and 163.2 feet on the southerly line to a dead line in the rear measuring 90 feet thereon.

Being part of the property conveyed to Donelson Home Builders, Inc., by deed from Ewing O. Harper, Jr. et al, of record in Book 2295, page 503, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2150, page 53, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 48, said Register's Office, which shows a 10 foot public utilities easement along the rear and southerly lines, and a 40 foot setback line from Malden Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Eugene Ragland and wife, Ruth W. Ragland their heirs and assigns, forever.

And it does covenant with the said Albert Eugene Ragland and wife, Ruth W. Ragland 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 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And Donelson Home Builders, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Albert Eugene Ragland and wife, Ruth W. Ragland their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF DONELSON HOME BUILDERS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 8th day of February 1955.

ATTEST:

Christine L. Bowman, Secretary

DONELSON HOME BUILDERS, INC.

By: Lowell Walker, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at office, this _____ day of _____, 19____

Commission expires _____

Notary Public