WARRANTY DEED

For and in consideration of the sum of Sixteen Thousand Eight Hundred Fifty and No/100 ----------$16,850.00 ------ DOLLARS

Cash in hand paid by Jack D. Walton and wife, Melba Walton, the receipt of which is hereby acknowledged, we,

Russell B. Anderson and Ira J. Estes, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Jack D. Walton and wife, Melba Walton

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. 160 on the Plan of Brook Meade, Section 5, as of record in book 2133, page 102, Register's Office for said County.
Said lot No. 160 fronts 120 feet on the northeasterly side of Richfield Drive and extends back 339.2 feet on the southeasterly line and 341 feet on the northwesterly line to a dead line, measuring 120 feet thereon.
Being the same property conveyed to Russell B. Anderson and Ira J. Estes, Jr., by deed from James R. Pearigen, Jr., Trustee, of record in book 2397, page 95, said Register's Office.

This conveyance is made subject to a ten foot easement for public utility purposes along rear line of premises, anchor easement at northwest corner of premises, 150 foot building setback line and conditions of owners certificate, as shown on plan in book 2133, page 102, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in book 2291, page 87, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack D. Walton and wife, Melba Walton their heirs and assigns, forever.

And we do covenant with the said Jack D. Walton and wife, Melba Walton 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 which have been prorated and are hereby assumed by the purchasers.

And we, Russell B. Anderson and Ira J. Estes, Jr. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack D. Walton and wife, Melba Walton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of July, 19 [illegible]

Russell B. Anderson

Ira J. Estes, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. G. Jones, a Notary Public in and for said County and State, the within named Russell B. Anderson and I. J. Estes, Jr.

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

Witness my hand and official seal at office, this 27th day of July, 19[illegible]

Commission expires May 11, 1982

C. G. Jones, Notary Public