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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 James C. Boyne and wife, Martha M. Boyne (hereinafter called Grantees), the receipt of which is hereby acknowledged, we, Joe Grubbs, Jr. and wife, Nancy C. Grubbs (hereinafter called Grantors), have bargained and sold and by these presents do transfer and convey unto the said James C. Boyne and wife, Martha M. Boyne, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 33 on the Plan of Leonard Heights, as of record in book 2330, page 15, Register's Office for said County.

Said lot No. 33 fronts 80 feet on the easterly side of Yelton Drive and extends back between parallel lines 140 feet to a dead line.

Being part of the property conveyed to Joe Grubbs, Jr. and wife, Nancy C. Grubbs by deed from Joe Gaines and Lewis E. Gaines, dated March 16, 1955, filed March 16, 1955, and recorded in book 2346, page 471, 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 James C. Boyne and wife, Martha M. Boyne, their heirs and assigns, in fee simple, forever.

And we do covenant with the said James C. Boyne and wife, Martha M. Boyne, 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: State and County taxes for 1956 which have been pro-rated and the entire amount assumed by the Grantees: Utility easement along rear line, 50-foot building setback line, and conditions of owners certificate, as shown on plan of record in book 2330, page 15, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument, executed by Lewis E. Gaines, etal, dated March 14, 1954, filed March 14, 1955, and recorded in book 2346, page 221, Register's Office for Davidson County, Tennessee. Reference is made to all of the above and this conveyance is made subject thereto.

And we, Joe Grubbs, Jr. and wife, Nancy C. Grubbs, do further bind ourselves, our heirs and representatives to warrant and forever

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