G-139324

WARRANTY DEED

For and in Consideration of the sum of Ten ($10.00) and no/100 - DOLLARS

Cash, paid by John C. Westbrook and wife, Bettye Owen Westbrook, and other valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, Samuel W. Leftwich and wife, Dorothy G. Leftwich

have bargained and sold, and by these presents do transfer and convey unto the said

John C. Westbrook and wife, Bettye Owen Westbrook, their

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

Being Lot No. 150 on the plan of Miro Meadows, as of record in book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 150 fronts 70 feet on the southerly side of Kipling Drive and runs back 144.4 feet on the westerly line and 144.1 feet on the easterly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Samuel W. Leftwich by deed from A. G. M. Homes, Inc., of record in book 1729, page 117, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along the westerly and southerly line of premises, 60-foot building setback line from Kipling Drive, and conditions of owners certificate, as shown on plan of record in book 1424, pages 94 and 95, Register's Office for said County, and restrictive covenants contained in an instrument executed by H. H. Richardson, Trustee, et al, of record in book 1710, page 183, said Register's Office.