WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ten and no/100

~~($1000)~~ DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, John B. Downey and Miriam E. Downey

have bargained and sold, and by these presents do transfer and convey unto the said James S. Pert and wife Sarah R. Pert

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. 4 on the Map of Royal Oaks, Vol. [illegible], of record in Book 2083, page 13, Register's Office for said County. Said Lot No. 4 fronts 100 feet on the east side of Sunnybrook Drive and runs back between lines, 477.33 feet on the north line and 476.33 feet on the south side to a point in the center line of Mansker Creek.

Being the same property conveyed to John B. Downey, et ux, Miriam E., by deed from William B. Brewer, et ux, of record in Book [illegible], page 87, said Register's Office.

Said Lot No. 4 is subject to [illegible] as shown on plat of Section 2 of Royal Oaks, of record in Book 2083, page 433; Book 2083, page 4, Register's Office, and to restrictions as to use set forth in Book 2083, page 13, all of said Register's Office, and to conditions as to the erection of buildings which shall run with the land and be incorporated in the deeds of conveyance of said lots, viz: dwelling shall be of brick or brick veneer and exterior walls, exclusive of open porches, gables and [illegible] shall be constructed of any material other than brick or stone but may be used as trim on the front.

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 S. Pert and wife Sarah R. Pert and their heirs and assigns, forever.

And we do covenant with the said James S. Pert and wife Sarah R. Pert 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James S. Pert and wife Sarah R. Pert their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this [illegible] day of [illegible] 19[illegible]

John B. Downey

Miriam E. Downey