WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand, and other valuable considerations, paid by J. T. Foster and wife, Mildred M. Foster (hereinafter called Grantees), to M. L. Maxwell and wife, Ethel Maxwell, the receipt of which is hereby acknowledged,

We, M. L. Maxwell and wife, Ethel Maxwell (hereinafter called Grantors) have bargained and sold and do hereby transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being lot No. 6 on the Plan of Lealand Manor, Seventh Addition, as of record in book 2083, page 24, Register's Office for said County.

Said Lot No. 6 fronts 183.3 feet on the easterly side of Granny White Pike and extends back 451.4 feet on the northerly line and 448.5 feet on the southerly line to a dead line, measuring 174.1 feet thereon.

Being the same property conveyed to M. L. Maxwell by deed from Everett Beasley and wife, dated March 5, 1956, filed March 9, 1956, and recorded in book 2495, page 486, 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 J. T. Foster and wife, Mildred M. Foster, their heirs and assigns forever.

And we do covenant with the said Grantees 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 as follows: State, County and City Taxes for the year 1956, which have been pro-rated and the entire amount assumed by the Grantees; Utility easement and water line easement along rear line of premises, 150-foot building setback line, and conditions of owners certificate as shown on plan of record in book 2083, page 24, Register's Office for Davidson County, Tennessee; Agreement as set out in deed from Laura Lea Robertson to Everett Beasley and wife, dated November 20, 1939, filed November 23, 1939, and recorded in book 1108, page 460, Register's Office for Davidson County, Tennessee; Restrictive covenants contained in deed from Laura Lea Robertson to Everett Beasley and wife, dated November 20, 1939, filed November 23, 1939, and recorded in book