WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Mrs. Emma O'Brien Davis hereby conveys and warrants to Walter L. Diveley and wife, Dottie J. Diveley, husband and wife, as tenants by the entireties, the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of West Meade Village, Section C-2, as of record in Book 2331, page 95, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Powder Mill Road, the common corner of lots nos. 24 and 25; thence southerly with the line between said lots, 416 feet to a point, the common rear corner of said lots; thence south 61 degrees 12 minutes east 135' feet to a point in the westerly margin of Robin Hill Road; thence northerly with said margin of said Road, and with the curve of the same, 447.3 feet to a point, the beginning of a curve; thence around said curve having a radius of 75 feet, 40.4 feet to a point in the southerly margin of Powder Mill Road; thence westerly with said margin of said road, 207.3 feet to the beginning.

The same being the property conveyed to Mrs. Emma O'Brien Davis from The Washington Realty Company, a Tennessee corporation, by installment deed recorded in Book 2393, page 90, Register's Office for said county.

TO HAVE AND TO HOLD the above described real estate and all appurtenances thereunto belonging to the above named grantees as tenants by the entireties in fee simple.

Mrs. Emma O'Brien Davis does hereby covenant that she is lawfully seized of said land in fee simple; that she has a good right to convey it, and that the same is unencumbered except for the restrictive covenants of record in Book 1473, page 506, as modified by instrument of record in Book 1753 at page 175, Register's Office of Davidson County, Tennessee, and also except for a 175 foot broad set-back line from Powder Mill Road, a 50 foot set-back line from Robin Hill Road and a 10 foot easement for public utility purposes along the rear of said lot, all appearing on the plat record of said subdivision of record in Book 2331 at page 95 in said Register's office.

Mrs. Emma O'Brien Davis further covenants to warrant and defend the title of the grantees against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned Mrs. Emma O'Brien Davis has signed her name and executed this warranty deed at Nashville, Tennessee on this the 10 day of March, 1971, and A. O'Brien Davis, husband of Emma O'Brien Davis, [illegible] for the purpose of relinquishing all dower and