DEED

FOR AND IN CONSIDERATION of the sum of One Hundred and Seventy-Five ($175.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, as well as in consideration of the joint execution of a note by the vendees herein named and Henry Clifford Hill, Sr. and wife, Johnnie R. Hill, said note being executed this day for the sum of $3,000.00, due on or before the second day of January, 1958, the payment of which is secured by a lien which is hereby retained on the property herein conveyed, we, Guy R. Ragan and wife, Vivian F. Ragan, have this day bargained and sold and do hereby transfer and convey unto Henry Clifford Hill, Jr. and wife, Betty W. Hill, their heirs and assigns, the hereinafter described property.

Land in the 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a concrete monument at the northwest terminus of Whipple Place, being the southwest corner of Lot No. 85 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County; thence with the westerly line of said Lot No. 85 and Lot No. 86 on said plan north 2° 24' east 252.5 feet to the southeast corner of Lot No. 88 on said plan; thence with the southerly line of said Lot No. 88 north 87° 48' west 247.1 feet to the southwest corner of said Lot No. 88; thence south 1° 09' west 277.5 feet, more or less, to a point north 1° 09' east 25 feet from the northwest corner of the property conveyed to Guy R. Ragan and wife, by deed from McFarland Heights, Incorporated, of record in Book 1968, page 129, said Register's Office; thence eastwardly 241 feet, more or less, to the western terminus of said Whipple Place; thence north 2° 24' east 25 feet to the beginning.

Being part of Tract II of the real property conveyed to Guy Ragan and wife, Vivian F. Ragan, by deed from McFarland Heights, Inc., dated October 6, 1955, filed August 22, 1956, and recorded in Book 2591, page 329, said Register's Office.

TO HAVE AND TO HOLD said described property to the said Henry Clifford Hill, Jr. and wife, Betty W. Hill, their heirs and assigns forever.

And we do covenant with the said Henry Clifford Hill, Jr. and wife, Betty W. Hill, that we are lawfully seized and possessed of the above described real estate, have a good right to convey, and the same is unencumbered except as hereinafter stated; and we will warrant and forever defend the title thereto to the said Henry Clifford Hill, Jr. and wife, Betty W. Hill, their heirs and assigns, against the lawful claims of all persons whomsoever.

Said property is encumbered by an easement granted to the United States of America, which is of record in Book 1174, page 669, Register's Office for Davidson County, Tennessee. The same is further subject to restrictive covenants contained in an instrument executed by McFarland Heights, Inc., dated July 17, 1950, and of record in Book 1855, page 377, and as amended in Book 1876, page 264, Register's Office for Davidson County, Tennessee.

Witness our hands this the 10th day of December, 1957.

Witness 18 Dec. 1957