WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00 -

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Raymond J. Morris and wife, Marjorie Andrews Morris, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, John W. Gonce and wife, Leone S. Gonce

______ have bargained and sold, and by these presents do transfer and convey unto the said Raymond J. Morris and wife, Marjorie Andrews Morris,

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

Land in the 6th, formerly the 8th, Civil District of said County, being the westerly half of lot No. 13 on the Plan of the Subdivision of the Baxter 110 acre tract of land east of Franklin Road, not of record, being lot "J" on a survey made by Z. J. Wilkinson, Surveyor, July 20, 1954, as follows:
Beginning in the center of Baxter Lane at a point 222.8 feet west of the northwest corner of the property conveyed to Mrs. Kate Baxter Hutcheson by two deeds, one from Nancy Baxter Dabney et al, of record in book 508, page 575, and the other from Benjamin B. Allen et al, of record in book 175, page 131, said Register's Office; thence with the center of said Baxter Lane westwardly 222.8 feet to the corner of lots Nos. 12 and 13; thence with the line between said two lots southwardly 488.8 feet to the northwest corner of lot No. 20; thence with the line between said lots Nos. 13 and 20 eastwardly 222.8 feet to the corner of lots "J" and "K"; thence with the line between said two lots northwardly 488.8 feet to the beginning, containing 2½ acres, more or less.

Being the same property conveyed to J. W. Gonce and wife, Leone S. Gonce by deed from John L. Mills and wife, Vora Mills, of record in Book 2304, page 138, Register's Office for Davidson County, Tennessee.

Said property is subject to the following restrictions:
No residence shall be built on the herein described property with less than 1400 square feet, exclusive of garage, carport, porches or breezeways. This restriction shall run for 20 years, from and after August 9, 1954.

An easement for public utility purposes is hereby created and established along the dividing line between lots "J" and "K" as shown on said survey, 5 feet in width on either side of said line and extending from the center of Baxter Lane to the rear line of said lots, and shall be a perpetual easement running with the title to said lots.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Raymond J. Morris, and wife, Marjorie Andrews Morris, their heirs and assigns, forever.

And we do covenant with the said Raymond J. Morris and wife, Marjorie Andrews Morris 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, J. W. Gonce and wife, Leone S. Gonce do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Raymond J. Morris and wife, Marjorie Andrews Morris, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of January, 1958

John W. Gonce

Leone S. Gonce