WARRANTY DEED

FROM Robert A. Bennett et ux

TO Martha H. Lee

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day
of Jan AD. 1958
at 11 o'clock A M
Noted in Book 90 Page 9
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dep. Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of ten ($10.00)

DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of a note dated June 15, 1954, payable in monthly installments of $70.94 on the first day of each month continuously until the first day of June, 1984, if not sooner paid, said note is secured by a deed of trust from Robert A. Bennett and wife, Janet B. Bennett, to John W. Murphree, Trustee, of record in Book2267, page 399, Register's Office for Davidson County, Tennessee, we Robert A. Bennett and wife, Janet B. Bennett,

have bargained and sold, and by these presents do transfer and convey unto the said

Martha H. Lee, her

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. 55 on the Plan of Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's Office for said County.

Said Lot No. 55 fronts 134 feet on the westerly side of Wallace Lane and extends back between parallel lines 300 feet to a dead line.

Being the same real property conveyed to Robert A. Bennett and wife, Janet B. Bennett by deed from Eugene Pargh and wife, dated June 15, 1954, filed June 23, 1954, of record in Book 2283, page 71, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along the northerly and westerly lines of premises, 85-foot building setback line from Wallace Lane and conditions of owners certificate, as shown on plan in Book 2133, page 11, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property, and to restrictive covenants contained in an instrument executed by W. B. Sneed, dated July 25, 1932, and recorded in Book 909, page 72, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in deed from Edward Everett Young and wife, to W. B. Sneed, dated May 15, 1937, and recorded in Book 1012, page 310, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument executed by Oak Hill Land Company, dated August 22, 1952 and recorded in Book 2092, page 410, as amended by an instrument dated October 6, 1952, and recorded in Book 2097, page 93, Register's