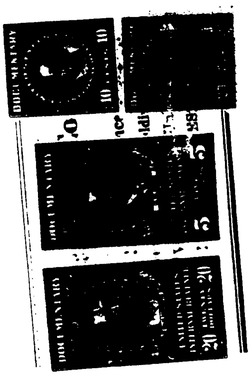
WARRANTY DEED

FROM

DeWitt L. Richey et al

TO

Charles T. Spellings et ux



WARRANTY DEED

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

Cash in hand paid by Charles T. Spellings and wife, Margaret J. Spellings, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, DeWitt L. Richey and wife, Louise R. Richey and William C. Richey, widower

have bargained and sold, and by these presents do transfer and convey unto the said Charles T. Spellings and wife, Margaret J. Spellings, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 349 on the Plan of West Meade Farms, Inc., Section "M", as of record in Book 2133, page 107, Register's Office for Davidson County, Tennessee.

Said lot No. 349 fronts 133 feet on the southwesterly side of West Meade Drive and extends back 307.3 feet on the southeasterly line and 412.5 feet on the northwesterly line to a dead line, measuring 169.7 feet thereon.

Being the same real property conveyed to William C. Richey, DeWitt L. Richey and wife, Louise R. Richey, by deed from J. M. Medlin, et al, dated April 18, 1955, filed April 19, 1955, and recorded in Book 2395, page 512, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utility purposes along the southerly line of premises, 100-foot building setback line from West Meade Drive, and conditions of owners certificate, as shown on plan in Book 2133, page 107, 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 West Meade Farms, Inc., dated July 28, 1954, filed July 28, 1954, and recorded in Book 2292, page 45, Register's Office for Davidson County, Tennessee.