WARRANTY DEED

FROM

EDWARD HERSCHAL PHELAN, ET UX

TO

PAUL R. HULL, ET UX

PLEASE PUT IN BOOK, TITLE CO. BOX

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

WARRANTY DEED

For and in Consideration of the sum of ---TEN AND NO/100THS----

($10.00) DOLLARS

cash in hand paid, and other good and valuable considerations to us paid by PAUL R. HULL and wife, MARGARET F. HULL, the receipt of which is hereby acknowledged, including the assumption of the balance of the indebtedness in the amount of $9,294.90 due to Fidelity Federal Savings & Loan Association, and secured by Deed of Trust executed by Edward Herschal Phelan and wife, Nancy Elizabeth Derryberry Phelan, to Louis Leftwich, Jr., Trustee, covering the hereinafter described property of record in Book 2418, page 563, Register's Office for Davidson County, Tennessee.

We, EDWARD HERSCHAL PHELAN and wife, NANCY ELIZABETH DERRYBERRY PHELAN,

have bargained and sold, and by these presents do transfer and convey unto the said PAUL R. HULL and wife, MARGARET F. HULL, 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. 92 on the Map of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 92 fronts 90.5 feet on the south side of Fairway Drive, and runs back between lines, 153 feet on the easterly line, and 239.8 feet on the westerly line, to a dead line, measuring 121.6 feet thereon.

Being the same property conveyed to Edward Herschal Phelan and wife, Nancy Elizabeth Derryberry Phelan, by deed from Richard L. Say and wife, as of record in Book 2437, page 147, said Register's Office.

Purchaser shall be entitled to the escrow account in connection with the above indebtedness.

This conveyance is made subject to restrictive covenants of record in Book 1416, page 145, Book 1846, page 109, Book 1855, page 377, and Book 1876, page 264, Owner's Certificate, a 40-foot setback line from Fairway Drive, a 10-foot easement for utilities along the southerly or rear line of the lot, a 20-foot easement for utilities along the westerly line of the lot, and a 10-foot easement for a turnaround across the front of the lot, as shown on Plan of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.