WARRANTY DEED

FROM

Paul Y. Richardson et ux

TO

James R. Byers et ux

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 by James R. Byers and wife, Ruth T. Byers, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Paul Y. Richardson and wife, Margaret S. Richardson,

have bargained and sold, and by these presents do transfer and convey unto the said James R. Byers and wife, Ruth T. Byers, 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. 27 on the plan of the Second Addition to Gateway Acres, as of record in Book 1424, page 83, Register's Office for said County.

Said lot No. 27 fronts 225 feet on the southerly side of Gateway Lane and runs back 374.9 feet on the westerly line and 358.7 feet on the easterly line to a dead line, measuring 225 feet thereon.

Being the same property conveyed to Paul Y. Richardson and wife, Margaret S. Richardson, by deed from D. F. Phillips, dated November 15, 1948, filed November 30, 1948, and recorded in Book 1675, page 202, said Register's Office.

This conveyance is made subject to rights and option as to sale of premises, as set out in deed from F. N. McNeill, Jr., Executor and Trustee, to D. F. Phillips, dated March 16, 1948, filed April 1, 1948, and recorded in Book 1578, page 531, said Register's Office, and to a 10-foot easement for public utilities along the rear line of premises, 100-foot building setback line from Gateway Lane and conditions of owners certificate, as shown on plan of record in Book 1424, page 83, said Register's Office, 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 Laura Lea Robertson, dated April 3, 1939, filed April 3, 1939, and recorded in Book 1066, page 402, said Register's Office, and to