WARRANTY DEED

For and in consideration of the sum of Twelve Hundred and no/100 ($1,200.00) - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, we

W. C. Moncrief & Company, Inc., a Tennessee corporation, - - - - - - - - - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said John D. Eubank and wife, Margaret Jeannette Eubank, 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. 9 on the Plan of Echo Meadows, at Goodlettsville, a plat of which is of record in Book 2331, page 64, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to W. C. Moncrief & Company, Inc., by deed of record in Book 2394, page 430, said Register's Office.

This conveyance is made subject to the restrictive covenants of record in Book 2447, page 325, Register's Office of Davidson County, Tennessee.

This conveyance is made also subject to an easement to the United States of America for the Tennessee Valley Authority, as of record in Book 2485, page 291, Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John D. Eubank and wife, Margaret Jeannette Eubank, their - heirs and assigns, forever.

And we do covenant with the said John D. Eubank and wife, Margaret Jeannette Eubank - - - - - - - - - - - - - - - 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, W. C. Moncrief & Company, Inc., - - - - - - - - - - - - - - - - do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said John D. Eubank and wife, Margaret Jeannette Eubank, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 31st day of July, , 1957.

W. C. Moncrief & Company, Inc.

W. C. Moncrief, Pres.

STATE OF TENNESSEE
Davidson County

Before me, M. A. Draper, a Notary Public in and for the State and County aforesaid, personally appeared W. C. Moncrief, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the President of W. C. Moncrief & Company, Inc., the within named bargainor, a corporation, and that he as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office in Goodlettsville, this the 31st day of July, 1957.

M. A. Draper
Notary Public.

My commission expires 8/2/59