WARRANTY DEED

For and in Consideration of the sum of ten thousand ($10,000.00)

DOLLARS

of which sum $1427.80 has been paid in cash by Mamie Schmittou Williams and Margaret V. Hagewood, receipt of which is hereby acknowledged by Edgar F. Hagewood, Jr. and wife, Margaret V. Hagewood, to Mamie Schmittou Williams, and receipt of which is hereby acknowledged by Edgar F. Hagewood, Jr. to Margaret V. Hagewood, and for the remaining amount Mamie Schmittou Williams and Margaret V. Hagewood have assumed and agreed to pay the unpaid balance of $8,572.20 of a note in the original amount of $8800.00, dated September 7, 1956, payable in monthly installments of $44.59 each, which includes principal and interest at the rate of 4½% per annum, the final payment, if not sooner paid, shall be due and payable on the first day of September, 1986, said note is secured by a deed of trust executed by Edgar F. Hagewood, Jr. and wife, Margaret V. Hagewood, to John W. Murphree, Trustee, dated September 7, 1956, filed September 12, 1956, and recorded in Book 2565, page 603, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same were assigned to The Bronx Savings Bank by an instrument dated September 17, 1956, filed October 31, 1956, and recorded in Book 2573, page 60, said Register's Office, we, Edgar F. Hagewood, Jr. and wife, Margaret V. Hagewood,

have bargained and sold, and by these presents do transfer and convey unto the said Mamie Schmittou Williams and her assigns, for and during the natural life of said Mamie Schmittou Williams and upon her death, remainder to Margaret V. Hagewood, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 77 on the Map of Fairlane Park, as of record in Book 2331, page 108, Register's Office for said County.
Said lot No. 77 fronts 85 feet on the southeasterly side of Packard Drive and runs back between lines, 82.2 feet on the northeasterly line and 176.3 feet on the southwesterly line to a dead line in the rear on which it measures 121 feet.
Being the same real property conveyed to Edgar F. Hagewood, Jr. and wife, Margaret V. Hagewood, by deed from Fairlane Homes Company, dated September 7, 1956, filed September 12, 1956, and recorded in Book 2594, page 1, said Register's Office.
This conveyance is made subject to a 10-foot easement for public utilities across southerly corner of premises, 40-foot building setback line from Packard Drive, and conditions of owners certificate as shown on plan of record in Book 2331, page 108, 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 right granted to Southern Bell Telephone and Telegraph Company by Mattie McPherson, dated December 14, 1939, filed December 21, 1939, and recorded in Book 1060, page 358, said Register's Office, to cut and trim trees adjacent to company's lines, and torestrictive covenants contained in an instrument executed by Fairlane Homes Company, not dated, acknowledged