WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by W. D. McClurkin and wife, Lois Powell McClurkin, and other good and valuable considerations, the receipt of which is hereby acknowledged, - we, JULIUS O. BUSH and wife, MAI ERSKIN BUSH, have bargained and sold, and by these presents do transfer and convey unto the said W. D.McCLURKIN and wife, LOIS POWELL McCLURKIN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 and the easterly part of Lot No. 16, Block 5, on the Map of Woodmont Estates, of record in Book 974, page 29, Register's Office for said County, and described as follows:
> Beginning at a point in the south margin of Bear Road at the corner of Lots Nos. 17 and 18; thence with the line between said lots, southerly 288.7 feet to a point; thence with the line between Lots Nos. 5 and 17 and 6 and 16, westerly, passing the corner of Lots Nos. 16 and 17, at 180 feet, in all 330 feet more or less to a point which is 40 feet more or less east of the line between Lots Nos. 15 and 16, if measured at right angles thereto; thence northerly, parallel to the line between Lots Nos. 15 and 16 and 40 feet east of the same, 270 feet more or less to the south margin of Bear Road at a point which is 40 feet east of the corner of Lots Nos. 15 and 16, if measured, at right angles to the line between said lots; thence easterly with the south margin of Bear Road, around a slight curve, 217.3 feet to the beginning.
> Being the same property conveyed to Julius O. Bush and Mai Erskin Bush, by deed from Joseph V. Pilkington and wife, of record in Book 1875,page 67, said Register's Office.

This conveyance is made subject to the following:

1. Taxes for 1959 which have been pro rated between the parties as of the date of this instrument, settlement made, and payment thereof assumed by Grantees.

2. Easement 5 feet wide along the southerly side of Lots 16 and 17 and an easement 5 feet wide along the easterly line of Lot 17, for telephone and light wire and pipe lines, as set out in the deed of record in Book 1815, page 222.

3. Restrictions filed for record prior to February 15, 1950, in Book 1049, page 28, R.O.D.C. Tennessee.

4. The Plan of record in Book 974, page 29, shows a 60 foot set-back line from Bear Road.

5. Easement for utilities reserved in said instrument of record in Book 1049, page 28, R.O.D.C. 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 W. D. McClurkin and wife, Lois Powell McClurkin, their heirs and assigns, forever.

And we do covenant with the said W. D. McClurkin and wife, Lois Powell McClurkin, 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, except as above set out.