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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid by Walter W. Jones and wife, Frances M. Jones (hereinafter called Grantees), the receipt of which is hereby acknowledged, I, F. N. McNeill, Jr. (hereinafter called Grantor), have bargained and sold and by these presents do transfer and convey unto the said Walter W. Jones and wife, Frances M. Jones, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 38 on the Plan of Hillsboro Park, Section 2, as of record in book 2331, pages 61 and 62, Register's Office for said County.
>
> Said Lot No. 38 fronts 181 feet on the westerly side of Kingsbury Drive and extends back 235 feet on the northerly line and 237 feet on the southerly line to a dead line, which is a broken line, measuring 218.7 feet thereon.
>
> Being the same real property conveyed to F. N. McNeill, Jr. by deed from Hillsboro Park, Inc., dated February 20, 1956, filed March 26, 1956, and recorded in book 2497, page 401, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Walter W. Jones and wife, Frances M. Jones, their heirs and assigns, in fee simple, forever.

And I do covenant with the said Walter W. Jones and wife, Frances M. Jones, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered except: All taxes for 1959 which have been pro-rated and the entire amount assumed by the Grantees; Ten-foot utility easement along rear line of premises, Seventy Five-foot building setback line from Kingsbury Drive, and conditions of owners certificate, as shown on plan of record in book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument executed by Hillsboro Park, Inc., dated May 3, 1955, and recorded in book 2435, page 237, Register's Office for Davidson County, Tennessee, as amended by instrument executed by Hillsboro Park, Inc., et al, dated December 10, 1956, filed same day, and recorded in book 2603, page 440, said Register's Office, placed upon premises by instrument executed by Hillsboro Park, Inc., dated August 19, 1955, filed August 22,

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