WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ----------

----------($10.00) ----------DOLLARS

Cash in hand paid by John H. Simmons and wife, Dorothy P. Simmons, and other good and valuable considerations, the receipt of which is hereby acknowledged,

BANNER CONSTRUCTION COMPANY,

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

has ~~bxxx~~bargained and sold, and by these presents do/es transfer and convey unto the said John H. Simmons and wife, Dorothy P. Simmons

their ~~xxxx~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 438 on the Map of Whispering Hills Subdivision, Section II, as of record in Book 2663, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No.438 begins at a point in the northwesterly margin of Northcrest Drive, being the common front corner of Lots Nos. 438 and 439 and extends back in a northwesterly direction 156.0 feet to a concrete monument at the common rear corner of Lots Nos. 438 and 439; thence southwesterly 152.6 feet to an iron pin in the northeasterly margin of Leeanne Drive; thence southeasterly with said margin of Leeanne Drive 120.0 feet to a concrete monument which marks the beginning of a curve; thence around said curve, having a radius of 25 feet, 38.8 feet to the left to a concrete monument in the northwesterly margin of Northcrest Drive; thence northeasterly 118.0 feet along said margin to the point of beginning.

Being a part of the property conveyed to Banner Construction Company by deed from Andrew Ewing, Trustee, as of record in Book 2876, page 449, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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 H. Simmons and wife, Dorothy P. Simmons their heirs and assigns, forever.

And it does ~~xx~~covenant with the said John H. Simmons and wife, Dorothy P. Simmons that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And Banner Construction Company do/es further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said John H. Simmons and wife, Dorothy P. Simmons their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF BANNER CONSTRUCTION COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers, on this 20th day of May 1959.

BANNER CONSTRUCTION COMPANY

By: Charles L Morris

Charles L. Morris, President