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 to the undersigned, Andrew Ewing, Trustee, by SEQUOIA CLUB, INC., a Tennessee corporation, receipt of which is hereby acknowledged, I, the said Andrew Ewing, acting pursuant to the powers conferred upon me by a certain Deed of record in Book 2445, page 220, Register's Office for Davidson County, Tennessee, reference being made to said Deed for the powers therein conferred upon me, have bargained and sold, and by these presents do transfer and convey unto the said SEQUOIA CLUB, INC., its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING an unnumbered lot shown on the Plan of the Revision of Lots 1 to 8, inclusive, on the Plan of Chickering Valley, as of record in Book 2854, page 58, Register's Office for said County.

Said lot lies northwest of Lot 1 and southeast of Lot 5, and marked on said plan, as "Entrance to Sequoia Club", and said lot fronts 100 feet on the northeasterly side of Chickering Lane; and runs back between lines, 191.1 feet on the northwesterly line and 196.2 feet on the southeasterly line, to a dead line in the rear on which it measures 100 feet.

Being part of the property conveyed to Andrew Ewing, Trustee, with full power to execute the proposed conveyance, by deed from Timothy C. Martin, et als, as of record in Book 2445, page 220, said Register's Office.

This conveyance is made expressly subject to: (1) Restrictions filed for record July 11, 1956, in Book 2542, page 25, and (2) The recorded plan shows an Owner's Certificate, a 10-foot easement for public utilities along the northerly rear line of the lot.

The said property is further conveyed expressly subject to the following restrictive covenant which shall be a covenant running with the land, to wit:

The property herein conveyed shall be used only for the construction and maintenance of a roadway running from the Northerly side of Chickering Lane to the property of the grantee; and that portion of the said tract herein conveyed not used for road purposes shall be landscaped and beautified, and maintained in that condition and shall not be used for a parking area, picnic grounds or building purposes, for a period of thirty (30) years from the date of this deed.