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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 and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GAINES & GREGORY CONSTRUCTION CO., INC., a Tennessee Corporation,

has bargained and sold, and by these presents do transfer and convey unto the said JAMES R. SUTTON AND WIFE, THELMA L. SUTTON, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 30 on the Plan of Hillhurst Acres, Section 5, as of record in Book 2854, page 42, Register's Office for said County.

Said Lot No. 30 fronts 85 feet on the southwesterly side of Sunset Drive and extends back 253.2 feet on the northwesterly line and 301.4 feet on the southeasterly line to a dead line measuring 132 feet thereon.

Being part of the property conveyed to Gaines & Gregory Construction Co., Inc., by deed from Hillhurst, Inc., of record in Book 2904, page 429, Register's Office for Davidson County, 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 James R. Sutton and wife, Thelma L. Sutton, their heirs and assigns, forever.

And Gaines & Gregory Construction Co., Inc. does covenant with the said James R. Sutton and wife, Thelma L. Sutton, 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.

And Gaines & Gregory Construction Co., Inc. does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said James R. Sutton and wife, Thelma L. Sutton, their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof, Gaines & Gregory Construction Co., Inc. has caused this instrument to be executed by its duly authorized officers this 4th day of August, 1959.

GAINES & GREGORY CONSTRUCTION CO., INC.

By Walter C. Gaines President

Secretary:

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