WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten Dollars ($10.00) - DOLLARS and other good and valuable considerations, cash in hand paid to the undersigned, Frazier-Randolph, Inc., a Tennessee corporation, by James D. Atkisson and wife, Ivy Lee Atkisson, receipt of which is hereby acknowledged, we the said Frazier-Randolph, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said James D. Atkisson and wife, Ivy Lee Atkisson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Part of Lot No. 26 on the Plan of Joywood Heights, Section III, not of record, described as follows:

Beginning at an iron pin in the westerly margin of Jones Avenue at the northeasterly corner of the property conveyed to T. W. Street by deed from W. E. O'Ferrell and wife, of record in Book 2496, page 193, said Register's Office and running thence along Street's northerly line, north 81 deg. 30' west 300 feet to an iron pin at Street's northwesterly corner; thence north 8 Deg. 30' east 75 feet to a point; thence south 81 Deg. 30' east 300 feet to a point in the westerly margin of Jones Avenue; thence southerly with said westerly margin of Jones Avenue, 75 feet to the point of beginning.

Being part of the same property conveyed to Frazier-Randolph, Inc., by deed from W. E. O'Ferrell and wife, of record in Book 2930, page 297, Register's Office for said County.

The above described property is conveyed expressly subject to:

1. Restrictive Covenants contained in instrument of record in Book 1373, page 98, Register's Office for Davidson County, Tenn.
2. The un-recorded plan shows a 35 foot setback line from Jones Avenue.

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 D. Atkisson and wife, Ivy Lee Atkisson their heirs and assigns, forever.

And we do covenant with the said James D. Atkisson and wife, Ivy Lee Atkisson 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 by taxes for the year 1959, which will be prorated and payment assumed by grantees

And we, Frazier-Randolph, Inc. do further covenant and bind ourselves, our ~~heirs and representatives~~ successors and assigns, to warrant and forever defend the title to the said land to the said James D. Atkisson and wife, Icy Lee Atkisson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 19th day of September, 1959.

FRAZIER-RANDOLPH, INC.

Somers F. Randolph

By F. D. Frazier
President