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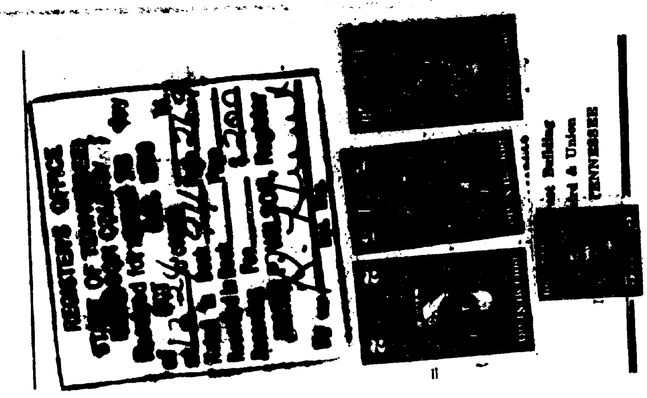
WARRANTY DEED

FROM

Graydon C. Johnston, et ux

TO

C. P. Powell, et ux



WARRANTY DEED

For and in Consideration of the sum of Fifteen Thousand, Five Hundred and no/100----------($15,500.00)----------DOLLARS of which sum $7,000.00 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount C. P. Powell and wife, Mona Self Powell have executed two notes of even date herewith payable to the order of Graydon C. Johnston and wife, Cecelia L. Johnston as follows: the first note in the principal amount of $5,000.00 payable on or before November 4, 1959, with interest from date at the rate of 6% per annum and the second note in the principal amount of $3,500.00 payable on or before January 3, 1960 with interest from date at the rate of 6% per annum, privilege of prepayment is reserved on said two notes, and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest and attorney fees, a lien is expressly retained on the land herein conveyed.

We, Graydon C. Johnston and wife, Cecelia L. Johnston have bargained and sold, and by these presents do transfer and convey unto the said C. P. Powell and wife, Mona Self Powell, 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. 4 on the Plan of Woodmont Estates, Section No. 2, as of record in book 1130, page 99, Register's Office for said County. Said lot No. 4 fronts 100.9 feet on the easterly side of Cross Creek Road and runs back 248 feet on the northerly line and 249.4 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being part of the real property conveyed to Graydon C. Johnston and wife, Cecelia L. Johnston, by deed from Rembert B. Woodroff and wife, dated August 17, 1953, filed August 20, 1953, and recorded inbook 2157, page 469, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, easement for the flow of a creek across premises, 50-foot building setback line from Cross Creek Road, and conditions of owners certificate, as shown on plan of record in book 1130, page 99, said Register's Office; and to restrictive covenants contained in an instrument of record in book 1449, page 61, as modified by an instrument of record in book 1781, page 561, said Register's Office.

29 Jan 1960