WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Twelve Thousand Seven Hundred and No/100 ---------- ----------($12,700.00) ----------DOLLARS

Cash in hand paid by Sam C. McGuire and wife, Magnolia McGuire, and Jessie McGuire the receipt of which is hereby acknowledged, we,

Joe Grubbs, Jr. and wife, Nancy W. Grubbs

_____ have bargained and sold, and by these presents do transfer and convey unto the said Sam C. McGuire and wife, Magnolia McGuire, and Jessie McGuire

their _____ 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. 29 on the Map of Highview Acres Subdivision, as of record in Book 2331, page 52, Register's Office for said County.

Said Lot No. 29 begins at a point in the west margin of Aster Drive, the common front corner of Lots Nos. 29 and 30; thence with the line between said Lots 121.0 feet west to the common rear corner of Lots Nos. 28, 29 and 30; thence south 130.7 feet to a point in the north margin of Marigold Drive; thence with said margin easterly 130 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence around said curve to the east and to the north 39.3 feet to a concrete monument in the west margin of Aster Drive; thence north with said margin 113.7 feet to the beginning.

Being a part of the property conveyed to Joe Grubbs, Jr., and wife, Nancy W. Grubbs, by deed from M. D. Hale and wife, Margaret C. Hale, as of record in Book 2809, page 403, 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 Sam C. McGuire and wife, Magnolia McGuire, and Jessie McGuire, their heirs and assigns, forever.

And we do covenant with the said Sam C. McGuire and wife, Magnolia McGuire, and Jessie McGuire 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.

And we, Joe Grubbs, Jr. and wife, Nancy W. Grubbs do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sam C. McGuire and wife, Magnolia McGuire and Jessie McGuire, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of October, 19 59

Joe Grubbs, Jr.

Nancy W. Grubbs