WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Fourteen Thousand Six Hundred and No/100 --------
----------($14,600.00) ----------DOLLARS
Cash in hand paid by Rice R. Hudson and wife, Alice Hudson, the receipt of which is hereby acknowledged, we,

R. B. Ballew and wife, Daisy B. Ballew

have bargained and sold, and by these presents do transfer and convey unto the said Rice R. Hudson and wife, Alice Hudson

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. 354 on the Map of Charlotte Park Subdivision, Section 5, as of record in Book 2663, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 354 fronts 78.0 feet on the southeasterly side of Annex Avenue and extends back 120.4 feet on the northeasterly line and 141.5 feet on the southwesterly line to a broken line in the rear on which it measures 85.7 feet.

Being a part of the property conveyed to R. B. Ballew and wife, Daisy B. Ballew by deed from Consolidated Developments, Inc., as of record in Book 2877, page 217, 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 Rice R. Hudson and wife, Alice Hudson their heirs and assigns, forever.

And we do covenant with the said Rice R. Hudson and wife, Alice Hudson 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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, R. B. Ballew and wife, Daisy B. Ballew do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rice R. Hudson and wife, Alice Hudson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of February, 1960

R. B. Ballew

Daisy B. Ballew