WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -

TEN AND NO/100- DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness which is secured by a Deed of Trust on the property herein conveyed which was executed by Henry Earl King, Jr. and wife to John W. Murphree, Trustee, of record in book 2261, page 25, Register's Office for Davidson County, Tennessee, to secure to Murphree Mortgage Company one note in the original principal amount of $9,500.00, principal and interest at the rate of 4½% per annum payable $48.14 monthly, beginning June 1, 1954, balance May 1, 1984, and which has since been assigned to East River Savings Bank by instrument of record in book 2265, page 493,

We, Leonard F. Warren, Jr. and wife, N. Charlene Warren,

have bargained and sold, and by these presents do transfer and convey unto the said Alfred H. Aldred, Sr. and wife, Evelyn H. Aldred, 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. 16 on the Map of Section One Revised, Crieve Hall Estates, a plat of which is of record in book 1835, pages 122, 123 and 124, Register's Office for said County.
Said lot No. 16 fronts 75 feet on the easterly side of Regent Drive and runs back 244.8 feet on the northerly line and 242.4 feet on the southerly line to a dead line, measuring 75 feet thereon.
Being the same property conveyed to Leonard F. Warren, Jr. and wife, N. Charlene Warren, by deed from Henry Earl King, Jr. and wife, Dorothy A. King, of record in book 2734, page 621, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2046, page 88, and the plat of record in book 1835, pages 122, 123 and 124, said Register's Office, shows an owner's certificate, a 10-foot public utility easement across the rear of the lot, and a 65-foot building set-back line from Regent Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alfred H. Aldred, Sr. and wife, Evelyn H. Aldred, their heirs and assigns, forever.

And we do covenant with the said Alfred H. Aldred, Sr. and wife, Evelyn H. Aldred 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, Leonard F. Warren, Jr. and wife, N. Charlene Warren,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alfred H. Aldred, Sr. and wife, Evelyn H. Aldred, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9 day of February, 1960

x Leonard F. Warren Jr

x N. Charlene Warren