WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE

For and in consideration of the sum of Fourteen Thousand and No/100 ----------

----------($14,000.00)----------Dollars

Cash in hand paid by Fred T. Cox and wife, Bernice A. Cox, the receipt of which is hereby acknowledged,

HALLMARK CONSTRUCTION COMPANY,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

~~has~~ have bargained and sold, and by these presents do/transfer and

Fred T. Cox and wife, Bernice A. Cox

their ~~his~~ heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 69-A on the Revised Plan of a Portion of Whispering Hills Subdivision, Section IIa, as of record in Book 2897, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 69-A fronts 87.0 feet on the southerly margin of Whispering Hills Drive and extends back 192.3 feet on the easterly line and 229.4 feet on the westerly line, to a dead line, measuring 87.0 feet thereon.

Being a part of the property conveyed to Hallmark Construction Company by warranty deed from Andrew Ewing, Trustee, as of record in Book 2944, page 283, 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 ~~to the same~~ thereto belonging to the said Fred T. Cox and wife, Bernice A. Cox

their ~~his~~ heirs and assigns forever.

And it does ~~do~~ covenant with the said Fred T. Cox and wife, Bernice A. Cox

that it is lawfully seized and ~~possessed~~ of the land in fee simple; have a good right to convey it, and the same is unencumbered, except 1970 taxes which have been prorated and are hereby assumed by the purchasers.

And Hallmark Construction Company ~~its~~ successors

do/further covenant and bind itself, its ~~successors~~ and representatives, to warrant and defend the title to the said land to the said Fred T. Cox and wife, Bernice A. Cox

their ~~his~~ heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF HALLMARK CONSTRUCTION COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 27th day of February, 1970.

~~Witness my hand this~~ ~~day of~~

HALLMARK CONSTRUCTION COMPANY

By: Charles L. Morris
Charles L. Morris, President