WARRANTY DEED

For and in consideration of the sum of ----------Ten ($10.00) and 00/100-------- *DOLLARS*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

The

Maddux Construction Company, Incorporated, a Tennessee Corporation, *has* ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Lurton E. DeMontbreum, Jr., and wife, Isabelle B. DeMontbreum *their* successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being parts of lots Nos. 33 and 34 on the Map of Greenland Estates, as of record in Book 974, page 13, Register's Office for said County, described together as follows: - Beginning on the northwesterly margin of Murrey Street at a point 130 feet southwest of the southwesterly margin of Cardinal Drive; thence with the northwesterly margin of Murrey Street, southwestwardly 70 feet to the comer of lots Nos. 34 and 35; thence with the line between said two lots, northwestwardly 150 feet to the southeasterly line of lot No. 30; thence with said line northeastwardly 25 feet to the corner of lots Nos. 16 and 30; thence southeastwardly and parallel with the line between lots Nos. 34 and 35, 25 feet; thence northeastwardly and parallel with the northwesterly margin of Murrey Street, 45 feet; thence southeastwardly and parallel with the line between lots Nos. 34 and 35, 125 feet to the beginning.

Being the same real property conveyed to Maddux Construction Company, Inc., a Tennessee Corporation, by deed from E. M. Long and wife, dated April 29, 1959, filed June 23, 1959, and recorded in Book 2922, page 68, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lurton E. DeMontbreum, Jr., and wife, Isabelle B. DeMontbreum *their heirs and assigns, forever.*

And Maddux Construction Company, Inc., does, ~~do~~ *covenant with the said* Lurton E. DeMontbreum, Jr. and wife, Isabelle B. DeMontbreum *that* it is ~~they are~~ *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Maddux Construction Company, Inc., does ~~do~~ *further covenant and bind* itself, its successors, assigns ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Lurton E. DeMontbreum, Jr., & wife, Isabelle B. DeMontbreum, their ~~heirs and assigns~~ *against the lawful claims of all persons, whomsoever.*

Witness our ~~my~~ *hand* s *this* 7th *day of* ~~February~~ March *1960, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MADDUX CONSTRUCTION COMPANY, INC.

BY Lord L. Maddux
President

Andrew R. Maddux
Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....