WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid to Grantor by Grantees, and other good and sufficient consideration, the receipt of all of which is hereby acknowledged:

HILLSBORO PARK, INC., a corporation chartered under the laws of the State of Tennessee, with its principal office in Davidson County, has bargained and sold any by these presents does transfer and convey unto

JOHN RALPH RICE and wife, NORINE WARD RICE, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 528 on the Plan of Hillsboro Park, Section X as of record in Book 2900, Page 73, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of Kingsbury Drive, at the southwest corner of said lot; thence with the margin of said Drive, around a curve 265.6 feet to a point at the beginning of a curve; thence around said curve, northeasterly 35.7 feet to a point in the southerly margin of Andover Drive; thence with margin of the same, easterly 263.3 feet to a point; thence South 1° 51' East 438 feet to a point; thence North 69° 45' West 317.8 feet to the point of beginning.

Being part of the property conveyed to Hillsboro Park, Inc., by deed from J. O. Bass, Trustee, of record in Book 3031, page 109, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 2435, page 237, as amended in Book 2603, Page 440, and made applicable to this Section by instrument of record in Book 3031, Page 113, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

And Hillsboro Park, Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except taxes for the current year which have been prorated and assumed by Grantees.

And Hillsboro Park, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Hillsboro Park, Inc., has caused this deed to be executed by its duly authorized officers, this 11th day of March, 1960.

HILLSBORO PARK, INC.

By J. T. McAmis

ATTEST:

A. T. Eckl, Jr.
Secy.

