WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - ($2,900.00) - - - - - - - - -

Two Thousand Nine Hundred and No/100 - - - - - - - - - - - DOLLARS

Cash in hand paid by A. & C. Homes, Inc., the receipt of all of which is by us acknowledged;

We, Fred Dixon and wife, Rissie J. Dixon,

have bargained and sold, and by these presents do transfer and convey unto the said A. & C. Homes, Inc., a Tennessee, Corporation with its principal office in Nashville, Tennessee, its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 2 on the unrecorded plan of Nashville Realty Company's Subdivision of the south part of Lot 8, Clifton Plan of Lots, according to an unregistered copy of a survey thereof made by W. H. Lyle, Surveyor, in January, 1904.

Said Lot No. 2 fronts 58 feet on the easterly side of 40th Avenue, North, formerly Clifton Avenue, and runs back between lines, the south line being parallel to and 60 feet north of Delaware Avenue, 185 feet to an alley in the rear, measuring 50.5 feet thereon.

Being the same property conveyed to Fred Dixon and wife, Rissie J. Dixon, by deed from Sidney Adams, Jr., and wife, Annie Laura Adams, of record in Book 2543, page 167, 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 A. & C. Homes, Inc., as aforesaid, its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said A. & C. Homes, Inc., as aforesaid, 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 for current taxes, which are pro-rated this date and assumed by the grantee herein.

And we, Fred Dixon and wife, Rissie J. Dixon, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. & C. Homes, Inc., its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of April, 1960.

Fred Dixon

Rissie J. Dixon