WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by C. E. Coffey and wife, Kathryn W. Coffey, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we, E. H. RUCKER and wife, MARTHA CLARA RUCKER, have bargained and sold, and by these presents do transfer and convey unto the said C. E. COFFEY and wife, KATHRYN W. COFFEY, their heirs and assigns, all our right, title and interest of every kind and character, that we have or may acquire, by law or equity, to and in the real estate hereinafter described, located in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 42 on the Map of Nargis Heights, as of record in Book 974, page 22, Register's Office for said County. Said Lot No. 42 fronts 75 feet on the easterly side of McGavock Lane and runs back between parallel lines 200 feet to a dead line.
> Being the same property conveyed to C. E. Coffey and wife, Kathryn W. Coffey and E. H. Rucker and wife, Martha Clara Rucker, by deed from Sterling P. Mitchell and wife, of record in Book 2810, page 32, said Register's Office.
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> This conveyance is made subject to the following, to-wit:
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> "Restrictions filed for record prior to Feb. 15, 1950, in Book 1112, page 641, as amended by instrument of record in Book 1148, page 566, . ."
>
> "The recorded plan shows a 70-foot set-back line from McGavock Lane and a 10-foot easement along the rear of the lot for public utilities."

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. E. Coffey and wife, Kathryn W. Coffey, their heirs and assigns, forever.

And we do covenant with the said C. E. Coffey and wife, Kathryn W. Coffey, 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, E. H. Rucker and wife, Martha Clara Rucker, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. E. Coffey and wife, Kathryn W. Coffey, their heirs and assigns against the law-