WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by John N. Knowles and wife, Helen M. Knowles, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC., a Tennessee Corporation, has bargained and sold, and by these presents does transfer and convey unto the said JOHN N. KNOWLES and wife, HELEN M. KNOWLES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Patricia Heights Annex, as of record in Book 2900, page 37, Register's Office for said County.

Said Lot No. 2 fronts 100 feet on the northeasterly side of Massman Drive, and runs back 483.42 feet on the northwesterly line and 532.05 feet on the southeasterly line, to a dead line in the rear on which it measures 85.59 feet, and said dead line being a broken line.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Frank Ingrahar, Trustee for William & Lee, Inc., as of record in Book 3030, page 583, said Register's Office.

This conveyance is made subject to the following, to-wit:

"Restrictions recorded Oct. 1, 1959, in Book 2962, page 522.

"The recorded plan shows an Owner's Certificate, a 40-foot set-back line from Massman Drive, a 25-foot easement for public utilities along the easterly rear line; an anchor easement 2½x20 feet on Massman Drive, at the north front corner of the lot, and an easement for utility overhang across the westerly front of the lot."

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John N. Knowles and wife, Helen M. Knowles, their heirs and assigns, forever.

And it does covenant with the said John N. Knowles and wife, Helen M. Knowles, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is encumbered, with the exception of 1960 taxes, which will be prorated and assumed by the grantees, John N. Knowles