WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by John William Groh and wife, Esther D. Groh, 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 WILLIAM GROH AND WIFE, ESTHER D. GROH, 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. 150 on the Plan of Section II, Burchwood Gardens, as of record in Book 2900, page 66, Register's Officefor said County.

Said Lot No. 150 fronts 82 feet on the east side of Stratford Avenue, and runs back 127.67 feet on the north line and 130.05 feet on the south line, to a dead line, which is a broken line, on which it measures 115.91 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation, by deed from Suburban Properties, Inc., as of record in Book 3033, page 242, said Register's Office.

This property is conveyed subject to:

"Restrictions recorded Jan. 20, 1960, in Book 3000, page 528.

"The recorded plan shows an Owner's Certificate, a 60-foot set-back line from Stratford Avenue, and a 10-foot easement for public utilities along the easterly rear lines of the lot."

TO HAVE AND TO HOLD the said tract or parcel ofland, with the appurtenances, estate, title and interest thereto belonging to the said John William Groh and wife, Esther D. Groh, their heirs and assigns, forever.

And it does covenant with the said John William Groh and wife, Esther D. Groh, 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; with the exception of 1960 taxes, which will be pro-rated and assumed by the grantees, John William Groh and wife, Esther D. Groh.

And Randall Phillips Builders, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said John William Groh and wife, Esther D. Groh, their heirs and assigns, against the lawful claims of all persons whomsoever.