WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and 00/100 ($10.00) - - - - - - - -

- DOLLARS

and other good and valuable considerations, cash in hand paid by Woodbine Homes, Inc., a Tennessee corporation, to Ferriss C.Bailey, Trustee, receipt of which is hereby acknowledged, I, the said Ferriss C. Bailey Trustee, acting pursuant to the powers conferred upon me by a certain deed of record in Book 2862, page 574,Register's Office for Davidson County, Tennessee, reference being made to said deed for the powers therein conferred upon me,

have bargained and sold, and by these presents do transfer and convey unto the said Woodbine Homes, Inc., a Tennessee corporation, 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. 195 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 57, Register's Office for said County.

Said Lot No. 195 fronts 80.0 feet on the east margin of Danby Drive and extends back 159.4 feet on the south line and 159.9 feet on the north line to a rear line which is a dead line measuring 80.0 feet thereon.

Being part of the same property conveyed to Ferriss C. Bailey, Trustee, by deed from Rogers Caldwell, et al, of record in Book 2862, page 575, Register's Office for Davidson County, Tennessee.

The above conveyance is expressly subject to the following:

1. Restrictive covenants contained in instruments of record in Book 2929, page 117, as amended in Book 2997, page 93, said Register's Office.

2. The Plan of record in Book 2900, page 57, said Register's Office, shows an owner's certificate, a 40-foot minimum building setback line from Danby Drive, and a 10-foot easement for public utility purposes along the rear line of said 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 Woodbine Homes, Inc., its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Woodbine Homes, Inc. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Ferriss C. Bailey, Trustee, do further covenant and bind myself, my ~~heirs and representatives~~ successors and assigns, to warrant and forever defend the title to the said land to the said Woodbine Homes, Inc., its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever, insofar as I, as Trustee, am authorized so to do, but not otherwise.

Witness my hand this 31st day of August, 1960

Ferriss C Bailey Trustee