WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by Clyde G. Hackney and wife, Alethia H. Hackney, 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 CLYDE G. HACKNEY and wife, ALETHIA H. HACKNEY, their heirs and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section II, Burchwood Gardens, as of record in Book 2900, page 66, Register's Office for said County.
BEGINNING at a point in the easterly margin of Stratford Avenue at the corner of Lot 150 and Lot No. 51; thence with the line between said lots, easterly 130.05 feet to a corner of Lot No. 52: thence with the line between Lots 51 and 52, southerly 124.03 feet to the north margin of Berkshire Drive; thence with the margin of the same westerly 106 feet to the beginning of a curve: thence around said curve, northwesterly 30.27 feet to the east margin of Stratford Avenue; thence with the margin of the same, north 101 feet to the point of beginning.
Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, by deed from Suburban Properties, Inc., of record in Book 3033, page 242, said Register's Office.

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

"Restrictions filed for record Jan. 20, 1960, in Book 3000, page 528."

"The recorded plan shows an Owner's Certificate, a 30 foot set-back line from Berkshire Drive, and a 50 foot set-back line from Stratford Avenue, and a 10 foot easement for public utilities along the easterly side lines.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clyde G. Hackney and wife, Alethia H. Hackney, their heirs and assigns, forever.

And it does covenant with the said Clyde G. Hackney and wife, Alethia H. Hackney, 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 excention of 1960 taxes, which will be prorated and assumed by the grantees herein.

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 Clyde G. Hackney and wife, Alethia H. Hackney, and their heirs and assigns, against the lawful claims of all persons whomsoever.