WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fourteen Thousand Six Hundred and No/100---------- ($14,600.00) **DOLLARS**

Cash in hand paid by Billie R. Brown and wife, Lella Jean Brown, the receipt of which is hereby acknowledged, We,

W. E. Stratton, Jr, and wife, Bettie C. Stratton

have bargained and sold, and by these presents do transfer and convey unto the said Billie R. Brown and wife, Lella Jean Brown

their heirs and assigns, **a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Woodmont Hills Subdivision, Section 1, of record in Book 3000, page 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 90.0 feet on the northeasterly side of Donnacroft Drive and extends back between lines measuring 145.0 feet on the northwesterly side and 140.4 feet on the southeasterly side to a dead line in the rear and which measures 93.3 feet.

Being the same property conveyed to W. E. Stratton, Jr., by deed from Miller Kirkbrough, Trustee, of record in Book 3131, page 19, said Register's Office.

This conveyance is made subject to all restrictive covenants easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billie R. Brown and wife, Lella Jean Brown **their heirs and assigns, forever.**

And We **do covenant with the said** Billie R. Brown and wife, Lella Jean Brown **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, W. E. Stratton Jr., and wife, Bettie C. Stratton **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Billie R. Brown and wife, Lella Jean Brown **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 11th **day of** November, 19 82.

W. E. Stratton Jr.

Bettie C. Stratton