WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by Fred H. Faust, Jr., and wife, Mildred B. Faust, 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 FRED H. FAUST, JR., and wife, MILDRED B. FAUST, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 4 on the Plan of Patricia Heights Annex, as of record in Book 2900, page 37, Register's Office for said County.
Said Lot No. 4 fronts 117 feet on the northeasterly side of Massman Drive, and runs back 352.48 feet on the northwesterly line and 421.14 feet on the southeasterly line, to a dead line in the rear on which it measures 124.54 feet.
Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Frank Ingraham, Trustee for William C. 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 across the rear of the lot; and an overhang easement across the 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 Fred H. Faust, Jr., and wife, Mildred B. Faust, their heirs and assigns, forever.

And it does covenant with the said Fred H. Faust, Jr., and wife, Mildred B. Faust, 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 prorated and assumed by the grantees, Fred H. Faust, Jr., and wife, Mildred B. Faust.

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 Fred H. Faust, Jr., and wife, Mildred B. Faust, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Randall Phillips Builders, Inc., has caused this instrument to be executed by its duly authorized officer, this the 23rd day of November, 1960.