TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ TEN AND NO/100 - DOLLARS

cash in hand paid by Luther Olin Tunstall and wife, Mary P. Tunstall, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, INC., a corporation, has

bargained and sold, and by these presents do transfer and convey unto the said Luther Olin Tunstall and wife, Mary P. Tunstall, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 2 on the plan of Roselawn Estates, as of record in book 2900, page 86, Register's Office for Davidson County, described as follows:

Beginning at a point on the southerly margin of Tyne Boulevard at the common corne of Lots Nos. 1 and 2 of said subdivision; thence with the line between said two lots, southerly 187.5 feet to the northwest corner of Lot No. 3 of said subdivision; thence with the line between said Lots Nos. 2 and 3, easterly 232.4 feet to the westerly margin of Roselawn Circle; thence with the westerly margin of Roselawn Circle, northerly 162.5 feet to the beginning of a curve; thence around a curve to the left, having a radius of 25 feet, northwesterly 39.27 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of Tyne Boulevard, westerly 207.4 feet to the beginning.

Being part of the real property conveyed to Estes-Taylor Company, Inc. by deed from Charles M. Anderson and wife, recorded in Book 2999, page 582, Register's Office for Davidson County, Tennessee.

This conveyenace is made subject to:-

Ten-foot utility easement along rear line of premises, anchor easement at southeast corner, 100-foot building setback line from Roselawn Circle, 50-foot building setback line from Tyne Boulevard, and conditions of owners certificate as shown on plan of record in Book 2900, page 86, Register's Office for Davidson County, Tenn.; and

Restrictive covenants contained in instrument executed by Estes-Taylor Company recorded in Book 3067, page 362, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Luther Olin Tunstall and wife, Mary P. Tunstall, their heirs and assigns, forever.

And it does covenant with the said Luther Olin Tunstall and wife, Mary P. Tunstall that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1960 which have been prorated and assumed by Grantees.

And Estes-Taylor Company, Inc., a corporation, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Luther Olin Tunstall and wife, Mary P. Tunstall, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 19th day of August, 1960

Attest: George L. Taylor
Secretary

ESTES-TAYLOR COMPANY, INC.
By: J. Frank Estes
President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ....

....

the bargainor......., with whom I am personally acquainted, and who acknowledged that .... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ...., Tennessee, this .... day of ...., 19......

Commission expires.. ....
Notary Public

TENNESSEE TITLE COMPANY