WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by JAMES A. GRAVES and wife, ETHELYNE H. GRAVES, 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, convey unto the said JAMES A. GRAVES and wife, ETHELYNE H. GRAVES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 307 on the Plan of Sec. III, Burchwood Gardens, as of record in Book 2900, page 116, Register's Office for said County.
Said Lot No. 307 fronts 108.53 feet on the south side of Marsden Avenue, and runs back 206.4 feet on the west line and 178.53 feet on the east line, to a dead line in the rear on which it measures 58.21 feet.
Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., as of record in Book 3160, page 577, said Register's Office.

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

"Restrictions recorded Sept. 21, 1960 in Book 3131, page 464."

"The recorded plan shows an Owner's Certificate, a 30-foot set-back line from Marsden Avenue, a 10-foot easement along the south rear line of the lot; an anchor easement 2½x30 feet on Marsden Avenue at the west front corner 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 JAMES A. GRAVES and wife, ETHELYNE H. GRAVES, their heirs and assigns, forever.

And it does covenant with the said JAMES A. GRAVES and wife, ETHELYNE H. GRAVES, 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.

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 JAMES A. GRAVES and wife, ETHELYNE H. GRAVES, 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 8th day of December, 1960.