WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars cash by Mary O. Taylor, receipt of which is hereby acknowledged, and other good and valuable considerations, we, Ira T.Adams and wife, Martha S. Adams, have bargained and sold, and by these presents do transfer and convey, unto Mary O. Taylor, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 10 on the Plan of Caldwell Court, as of record in Book 2854, page 74, Register's Office for said County, described as follows:
>
> Beginning in the north margin of Caldwell Court at the corner of Lots 9 and 10; thence in a westerly direction around a curve, 29.16 feet to the corner of Lots 10 and 11; thence with the line between said lots in westerly direction, 196.7 feet; thence north 40 feet to a concrete monument; thence east, 152.80 feet to the corner of Lots 9 and 10; thence southerly with the line between said lots, 131.94 feet to the point of beginning.
>
> Being part of the property conveyed to Ira T. Adams, by deed from Harold E. Ingraham and wife, of record in Book 2957, page 365, and by deed from J. Carl Cooper and wife, of record in Book 2960, page 15, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Mary O. Taylor, her heirs and assigns forever.

And we covenant with the said Mary O. Taylor that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except for applicable building and zoning rules and regulations, restrictions of record in Book 2996, page 243, said Register's Office, and 30-foot setback line, 5-foot drainage easement and 10-foot public utilities easement as shown on the recorded plan.