WARRANTY DEED

For and in consideration of the sum of Ten (10.00) Dollars, cash in hand paid by Ragsdale Drennon and wife, Mary Frances W. Drennon, 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 RAGSDALE DRENNON and wife, MARY FRANCES W. DRENNON, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 145 on the Plan of Section II, Burchwood Gardens, as of record in Book 2900, page 66, Register's Office for said County.

Said Lot No. 145 fronts 78 feet on the southerly side of Upland Drive, and runs back 146.02 feet on the easterly line and 151.72 feet on the westerly line, to a dead line in the rear on which it measures 90 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., as of record in Book 2932, page 248, said Register's Office.

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

"Restrictions recorded Jan. 20, 1960, in Book 2900, page 524."

"The recorded plan shows an Owner's Certificate, a 70-foot set-back line from Upland Drive, a 10-foot easement across the rear of the lot; and an anchor easement 2½x20 feet at the north-east 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 RAGSDALE DRENNON and wife, MARY FRANCES W. DRENNON, their heirs and assigns, forever.

And it does covenant with the said Ragsdale Drennon and wife, Mary Frances W. Drennon, 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 Ragsdale Drennon and wife, Mary