WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by FRANK B. CARTER and wife, ETHEL L. CARTER, 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 FRANK B. CARTER and wife, ETHEL L. CARTER, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Two tracts of land in the 4th Civil District of Davidson County, Tennessee, being Tracts Nos. 2 and 10 on the Leonard L. Clark Plan, near Old Hickory, Tennessee, described according to a survey made by S. M. McMurray, November 16, 1948, as follows:
TRACT 2: BEGINNING on the westerly margin of a road, being the first road on the left from the bridge over the Cumberland River, and being the northeast corner of Tract No. 10 on said Clark Plan; thence with the westerly margin of said road, North 2 deg. 48' east 195 feet to the southeast corner of Tract No. 11; thence with the south line of said tract, South 42 deg. 45' west 638 feet, more or less, to an iron pin; thence North 38 deg. west 196.54 feet to an iron pin; thence south 47 deg. 15' west 3216 feet, more or less, to an iron pin; thence south 47 deg. 15' west 170 feet, more or less, to low water mark of Cumberland River; thence with the low water mark of said River, south 29 deg. east 344 feet; thence south 32 deg. east 512.4 feet, more or less; thence North 42 deg. 51' east 150 feet, more or less, to an iron pin; thence north 42 deg. 45' east 3179 feet, more or less to an iron pin; thence north 38 deg. west 322.9 feet, more or less, to an iron pin; thence north 42 deg. 45' east 504.2 feet, more or less, to an iron pin in the westerly margin of a road, the point of beginning, containing 47.5 acres, more or less.

TRACT 10: BEGINNING on the westerly margin of a road, being the first road on the left from the Bridge over the Cumberland River; said beginning point being the common corner of Tracts 9 and 10; thence with the westerly margin of said road, North 47 deg. 47' West 108 feet to the south line of Tract No. 2; thence 42 deg. 45' west 504.2 feet, more or less, to an iron pin; thence south 38 deg. east 109.3 feet, more or less, to the corner of Tracts 9 and 10; thence with the line between said tracts, north 42 deg. 45' east 526.2 feet, more or less, to the westerly margin of a road, the point of beginning, containing 1.28 acres, more or less.

Being the same property conveyed to Randall Phillips Builders, Inc., by deed from Frank B. Carter and wife, as of record in Book 3070, page 159, said Register's Office.

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

"Flowage easement granted the United States of America, by Frank B. Carter and wife, as of record in Book 2240, page 485, in connection with the Cheatham Lock & Dam Project on the Cumberland River, and being designated as Tract U-2107-E, which affects Lot No. 2 of the Leonard L. Clark Plan only."

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FRANK B. CARTER and wife, ETHEL L. CARTER, their heirs and assigns, forever.

And it does covenant with the said FRANK B. CARTER and wife, ETHEL L. CARTER, 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.