WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - $10.00 - - - - - - - - - - - - - -

- Ten and no/100 - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by James E. Rader and wife, Hazel S. Rader, the receipt of all of which is hereby acknowledged.

I, James E. Adams have bargained and sold, and by these presents do transfer and convey unto the said James E. Rader and wife, Hazel S. Rader their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Kingswood Park, as of record in Book 2900, page 70, Register's Office for said County.

Said lot fronts 160 feet on the southerly side of Brewer Drive and extends back 335.35 feet on the easterly line and 315 feet on the westerly line, to a dead line in the rear on which it measures 110.8 feet thereon.

Being part of the property conveyed to James E. Adams, by deed from McDowell-Young Realty Corp., of record in Book 2961, page 503, and the same conveyed by deed from C. C. Adams, of record in Book 3177, page 199, said Register's Office.

James E. Adams, herein named as Grantor, is married to Mary L. Adams and an instrument has been filed in the Register's Office for Davidson County, Tennessee, by James E. Adams and wife, Mary L. Adams of record in Book 2274, page 491, wherein the homestead of said premises has been set-up, set apart and established in other property than the premises in question.

This conveyance is made subject to restrictions filed for record Oct. 5, 1959, in Book 2963, page 153, which were made applicable to the land in question by an instrument recorded Feb. 29, 1960, in Book 3030, page 491, Register's Office for Davidson County, Tennessee.

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 E. Rader and wife, Hazel S. Rader their heirs and assigns, forever.

And I do covenant with the said James E. Rader and wife, Hazel S. Rader that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, James E. Adams do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Rader and wife, Hazel S. Rader their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of January, 1961

James E. Adams [signature]

James E. Adams