WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100- DOLLARS and other good and valuable consideration cash in hand paid by Louie B. Phillips and wife, Lena Verble Phillips, receipt of all of which is hereby acknowledged

We, Lloyd F. Butts and wife, Sarah Frances Butts have bargained and sold, and by these presents do transfer and convey unto the said Louie B. Phillips and wife, Lena Verble Phillips their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 14 on the Map of Bainbridge and Satterfield's Subdivision of part of the Nichol Place, as of record in Book 421, page 132, Register's Office for said County, being Lot No. 1 on the Plan of the Nicholhurst Subdivision, not of record, described according to a survey made by S. E. Davis, Surveyor, November 26, 1945, as follows:

BEGINNING on the westerly margin of the McGavock Pike, as widened, at its intersection with the northerly line of said Lot No. 14; thence with northerly line of said Lot No. 14, North 86° 30' West 242 feet, more or less, to the northeast corner of property conveyed to Henry Helms and wife, by deed from Lloyd F. Butts and wife, of record in Book 2158, page 479, said Register's Office, being the northeast corner of Lot No. 26 on said unrecorded plan; thence with the easterly line of said Lot No. 26, southwardly 100 feet to the northwest corner of Lot No. 2 on said unrecorded plan; thence with the line between Lots Nos. 1 and 2, eastwardly 242 feet, more or less to the westerly margin of said Pike; thence with same, northwardly 100 feet to the beginning.

Being the same property conveyed to Lloyd F. Butts and wife, Sarah Frances Butts by two deeds, one from Walter H. Nevill and wife, of record in Book 1562, page 383, and being part of the property conveyed to Lloyd F. Butts and wife, Sarah Frances Butts, by deed from Mrs. Dee Milligan Quarles, et al, of record in Book 2027, page 558, 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 Louie B. Phillips and wife, Lena Verble Phillips their heirs and assigns, forever.

And we do covenant with the said Louie B. Phillips and wife, Lena Verble Phillips that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Lloyd F. Butts and wife, Sarah Frances Butts do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louie B. Phillips and wife, Lena Verble Phillips, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of February, 1961

Lloyd F. Butts

Sarah Frances Butts