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 A. Reed and wife, Marian L. Reed, the receipt of all of which is hereby acknowledged.

Maddux Construction Company, has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** James A. Reed and wife, Marian L. Reed

their ~~his~~ **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. 5 on the Plan of Geneiva Heights, Sec. II, as of record in Book 2854, page 106, Register's Office for said County.
Said Lot No. 5 fronts 70 feet on the northerly side of Berrywood Drive, and extends back 185 feet on the westerly line and 205.5 feet on the easterly line, which is a broken line, to a dead line in the rear, on which it measures 104.2 feet.
Being the same property conveyed to Maddux Construction Company, by deed from William F. Carr and wife, as of record in Book 3099, page 265, said Register's Office.

This conveyance is made subject to Restrictions recorded July 5, 1960, in Book 3098, page 359, Register's Office for said County.

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 A. Reed and wife, Marian L. Reed

their ~~his~~ **heirs and assigns, forever.**

And the ~~I~~ crantor herein, does ~~do~~ **covenant with the said** James A. Reed and wife, Marian L. Reed ~~I~~ **that** it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And Crantor, herein as aforesaid, does ~~do~~ **further covenant and bind** itself, its successors ~~I~~ **heirs and representatives, to warrant and forever defend the title to the said land to the said** James A. Reed and wife, Marian L. Reed

their ~~his~~ **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Maddux Construction Company, has caused this ~~Witness xxxxxxxxx hand xxxx this xxxxxxxxxxxxxxxx day of xxxxxxxxxxxxxxxxxxx 19xxx~~ instrument to be executed by its duly authorized officer this the 10th day of February, 1961

MADDUX CONSTRUCTION COMPANY

by: James R. Maddux
Secretary-Treasurer