WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by Kenneth Fox and wife, Rennie S. Fox, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation, has bragained and sold, and by these presents does transfer and convey unto the said KENNETH FOX and wife, RENNIE S. FOX, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 324 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 324 fronts 80 feet on the south side of Pinehurst Drive and runs back between lines 152.16 feet on the west line and 152.4 feet on the east line to a dead line in the rear on which it measires 80 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., as of record in Book 3164, page 135, said Register's Office.

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

"The recorded plan shows an Owner's Certificate, a 70-foot set-back line from Pinehurst Drive, and an easement 10 feet wide along the south rear line, and 2½x30 foot anchor easement on Pinehurst Drive at the west front corner of the Lot."

"Restrictions filed for record September 21, 1960, in Book 3131, page 464,"

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH FOX and wife, RENNIE S. FOX, their heirs and assigns, forever.

And it does covenant with the said KENNETH FOX and wife, RENNIE S. FOX, 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 KENNETH FOX and wife, RENNIE S. FOX, their heirs and assigns, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, the said RANDALL PHILLIPS BUILDERS, INC., has caused this instrument to be executed by its duly authorized officer, this the 20th day of February, 1961.