WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS and other good and valuable considerations, cash in hand paid to the undersigned, The Union Acceptance Corporation, a Tennessee corporation, by Bobby Gaw and wife, Violet C. Gaw, receipt of which is hereby acknowledged, the said The Union Acceptance Corporation has bargained and sold, and by these presents do transfer and convey unto the said Bobby Gaw and wife, Violet C. Gaw, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 17 on the Plan of Dupontonia Park, as of record in Book 2900, page 47, Register's Office for said County.

Said Lot No. 17 fronts 194.73 feet on the southerly margin of Riner Court and extends back 193.0 feet on the easterly line and 182.1 feet on the westerly line to a dead line in the rear, measuring 107.0 feet thereon.

Being part of the same property conveyed to Union Acceptance Corporation, by deed from Russell D. Kirby and wife, Lillie H. Kirby, of record in Book 2922, page 175, Register's Office for Davidson County, Tennessee.

The above conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 3075, page 533, Register's Office for Davidson County, Tennessee.
2. The Plan of record in Book 2900, page 47, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Riner Court, and an easements for public utility purposes along the rear line of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobby Gaw and wife, Violet C. Gaw, their heirs and assigns, forever.

And The Union Acceptance Corporation does covenant with the said Bobby Gaw and wife, Violet C. Gaw, 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 The Union Acceptance Corporation does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Bobby Gaw and wife, Violet C. Gaw, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 20th day of February 1961

THE UNION ACCEPTANCE CORPORATION

By President

Attest Secretary