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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine Thousand Six Hundred and No/100 ----------
----------($9,600.00) ---------- DOLLARS
Cash in hand paid by William Don Nix, the receipt of which is hereby acknowledged, we,

George Robert Bratton, Jr. and wife, Mary R. Bratton

_____ have bargained and sold, and by these presents do transfer and convey unto the said William Don Nix (Unmarried)

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. 20 on the Plan of Richland Meadows Subdivision, Section I, of record in Book 2083, page 40, Register's Office for said County.

Said Lot No. 20 fronts 60 feet on the southerly side of Knob Road and runs back between parallel lines 153 feet to a dead line.

Being the same property conveyed to George Robert Bratton, Jr., and wife, Mary R. Bratton, by deed from Richland Development Company, of record in Book 2203, page 353, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Don Nix
his heirs and assigns, forever.

And we do covenant with the said William Don Nix
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, except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, George Robert Bratton, Jr. and wife, Mary R. Bratton
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Don Nix
his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of March, 19 61

George Robert Bratton, Jr.

Mary R. Bratton

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