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WARRANTY DEED

FROM

ROY W. LUCKETT ET UX

TO

DR. JOHN R. JONES ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received ... day
MAY A.D. 1961
... o'clock ... M
Noted in Book ... Page
Recorded in Book ... Page
Recording Fee $5.00
JAMES P. WILSON, Register
By ... Dep'y Reg.

RETURN TO:
DAVIDSON COUNTY TITLE CO.
2544 LEBANON ROAD
NASHVILLE 14, TENNESSEE

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of TEN & NO/100 - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby fully acknowledged and as a further consideration, the Grantees herein named hereby agree to assume and to pay the unpaid principal balance now owing on a note executed by Roy W. Luckett and wife, Barbara H. Luckett to Ferris C. Bailey, Trustee, to secure to Murphree Mortgage Company, the payment of said note in the original principal amount of $13,250.00, as of record in Book 2814, page 559, Register's Office for Davidson County, Tennessee; said note was assigned by instrument of record in Book 2816, page 307, said Register's Office to the Dime Savings Bank of Williamsburgh.

We, Roy W. Luckett and wife, Barbara H. Luckett have bargained and sold, and by these presents do transfer and convey unto the said Dr. John R. Jones and wife, Lorraine Jones their 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. 59, on the unrecorded Map of Part One of Wallace Subdivision, and described as follows:

BEGINNING at a point in the westerly margin of Vail Avenue, now Wallace Lane, at a common corner of Lots Nos. 60 and 59; thence with the line between said lots, westerly 183.8 feet to the corner of Lots Nos. 26 and 27; thence with the line between Lots 59 and 27, southerly 125.1 feet to the corner of Lots Nos. 28 and 58; thence with the line between Lots Nos. 58 and 59; easterly 192.3 feet to the westerly margin of Vail Avenue, now Wallace Lane; thence with the margin of the same, northerly 125.3 feet to the beginning.

Being the same property conveyed to Roy W. Luckett and wife, Barbara H. Luckett by deed from J. P. Chowning and wife, Patricia Lawrence Chowning, dated June 23, 1958, of record in Book 2794, page 233, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1303, page 55, in Book 1049, page 546, both filed for record prior to Feb. 15, 1958, in Register's Office, and restrictions in the deed from Guaranty Title Trust Company to Allen Murphy, of record in Book 1361, page 140, dated March 8, 1946, as follows:
"In addition to the foregoing the Grantee by the acceptance of this deed does hereby covenant and agree for himself, his heirs and assigns, that no improvements costing less than Sixty-five hundred Dollars ($6,500.00) will be erected upon any of said lots herein conveyed prior to January 1, 1906, this being a covenant running with the land.

The unrecorded plan shows a 75-foot building set-back line from Vail Avenue and a 10-foot easement along the rear of the lot for public utilities.

Easement and water agreement of record in Book 1037, page 572.

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