THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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 Edward N. Pruitt and wife, Betty L. Pruitt, receipt of which is hereby acknowledged, the said The Union Acceptance Corporation has

have bargained and sold, and by these presents do transfer and convey unto the said Edward N. Pruitt and wife, Betty L. Pruitt, 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. 24 on the Plan of Dupontonia Park, as of record in Book 2900, page 47, Register's Office for said County.

Said Lot No. 24 fronts 123.0 feet on the southerly margin of Riner Drive and extends back 207.3 feet on the westerly line and 207.9 feet on the easterly line to a dead line in the rear, measuring 123 feet thereon.

Being the same property conveyed to The Union Acceptance Corporation by deed from Russell D. Kirby and wife, Lillie H. Kirby, of record in Book 2922, page 173, 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, Tenn.
2. The Plan of record in Book 2900, page 47, said Register's Office, shows an Owner's Certificate, a 75 foot minimum building setback line from Riner Drive and a 10 foot easement for public utility purposes along the rear easterly 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 Edward N. Pruitt and wife, Betty L. Pruitt, their heirs and assigns, forever.

And The Union Acceptance Corporation does ~~do~~ covenant with the said Edward N. Pruitt and wife, Betty L. Pruitt, 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 ~~do~~ further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Edward N. Pruitt and wife, Betty L. Pruitt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13 day of September, 1961

THE UNION ACCEPTANCE CORPORATION

Attest: A. Turner (signature), Secretary

By Rhodes S. Pryor (signature), President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ________, a Notary Public in and for said County and State, the within named ________

the bargainor___, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ____ day of ____, 19__

Commission expires ________ ________ Notary Public