THIS INDENTURE, made this 4TH day of DECEMBER, 1961, between E. I. DU PONT DE NEMOURS AND COMPANY, a corporation of the State of Delaware, of Wilmington, Delaware, of the one part, and WILLIAM W. FERGUSON and wife, VICTORIA M. FERGUSON, of Davidson County, Tennessee, of the other,

W I T N E S S E T H :

THAT the said party of the first part for and in consideration of TEN DOLLARS ($10.00) and other considerations, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, hereby sells and conveys unto the said parties of the second part, their heirs and assigns, forever, the following described real estate in the County of Davidson, State of Tennessee:

BEING LOT NO. 38 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, in the Register's Office for Davidson County; said Lot No. 38 fronts 108.0 feet on the southerly side of Tuckahoe Drive, and extends back 209.0 feet on the westerly line, and 209.2 feet on the easterly line, to a line in the rear on which it measures 117.7 feet;

SUBJECT to ten-foot easement for public utility purposes along rear line of the premises, anchor easement at northeast corner, 125-foot building setback line from Tuckahoe Drive, and conditions of owners certificate, as shown on plan of record in Book 2331, pages 126 and 127, in the said Register's Office; to restrictive covenants contained in an instrument executed by Wilma Goldstein Goldberg, et al, dated June 22, 1956, filed June 22, 1956, and recorded in Book 2543, page 437, in the Register's Office aforesaid; real estate taxes and to any state of facts that is apparent or that an accurate survey and inspection of the premises would disclose.

BEING the same real property conveyed to the party of the first part by deed from Rufus F. Allison, Jr., and Frances D. Allison, his wife, dated September 1, 1961, filed October 16, 1961, and recorded in Book 3285, page 230, in said