WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Two Hundred and no/100..... ($200.00).. DOLLARS

Cash in hand paid to us by Roland T. Dowell and wife, Winnie Dowell, receipt of which is hereby acknowledged, and other valuable considerations, including the assumption by grantees of a promissory note executed by Glenn Douglas Joyner and wife on May 16, 1960, in the amount of $12,250.00, with interest at 5¼% per annum and payable $87.66 per month, principal and interest. Said debt was transferred to the Dime Savings Bank of Williamsburgh by instrument of record in Book 3090, page 193, R.O.D.C., and is secured by a Deed of Trust to John W. Murphree, Trustee, of record in Book 3088, page 497, Register's Office for Davidson County, Tennessee. Grantees agree to assume the balance of said indebtedness in the amount of $11,394.87, beginning with the payment due on July 1, 1962.

We, Glenn Douglas Joyner and wife, Patsy J. Joyner, have bargained and sold, and by these presents do transfer and convey unto the said Roland T. Dowell and wife, Winnie Dowell, 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. 71 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, page 67, Register's office for said County, and described as follows:

Said Lot No. 71 fronts 90 feet on the easterly side of Jenry Drive, and runs back 297.23 feet on the northerly line and 141.30 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 185.19 feet thereon. Being the same property conveyed to Glenn Douglas Joyner and wife, Patsy J. Joyner by deed from Carl Batson and wife, Bettye H. Batson, as of record in Book 3072, page 415, Register's Office for said County.

This conveyance is made subject to the restrictions recorded in Book 3026, page 310; and to the easements and limitations shown on the Map of record in Book 2900, page 67.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roland T. Dowell and wife, Winnie Dowell, their.. heirs and assigns, forever.

And we do do covenant with the said Roland T. Dowell and wife, Winnie Dowell 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 as appears of record.

And we, Glenn Douglas Joyner and wife, Patsy J. Joyner do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roland T. Dowell and wife, Winnie Dowell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of June, 1962

Glenn Douglas Joyner

Patsy J. Joyner