WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten Dollars ($10.00) - DOLLARS

and other good and valuable considerations paid to the undersigned, Banner Construction Company, by Marian Virginia Cunningham (unmarried) receipt of which is hereby acknowledged, we, the said Banner Construction Company, a Tennessee corporation

have bargained and sold, and by these presents do transfer and convey unto the said Marian Virginia Cunningham her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 4 on the Plan of Hagan Homesites, of record in Book 3106, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 67 feet on the northerly side of Lyle Avenue and runs back 179.2 feet on the westerly line and 175.7 feet on the easterly line to a dead line measuring 86.4 feet thereon.

Being the same property conveyed to Banner Construction Company by deed from W. L. Hagan and wife, Viola Hagan, of record in Book 3347, page 185, Register's Office for said County.

The above described property is conveyed expressly subject to:

The Plan of record in Book 3106, page 40, said Register's Office shows an owner's certificate, a 40-foot minimum building setback line from Lyle Avenue and a 10-foot easement for public utility purposes along the rear and east line of said lot. A 2.5x25 foot utility anchor easement located on the southwest corner of said lot. A provision that no lot may be altered or changed to produce a less area until a system of sewers is installed or made available to each 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 Marian Virginia Cunningham her heirs and assigns, forever.

And we, Banner Construction Company do covenant with the said Marian Virginia Cunningham 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 by taxes for year 1962, books not ready;

And we, Banner Construction Company do further covenant and bind ourselves, our successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Marian Virginia Cunningham her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this [illegible] day of May 1962.

BANNER CONSTRUCTION COMPANY

By [signature]
President