WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by RUTH BOOKER PETERSON and ROBERT A. PETERSON, receipt of which is hereby acknowledged, and the agreement by the said RUTH BOOKER PETERSON and ROBERT A PETERSON to assume and pay all the payments required by a certain deed from Julian Leon Brown to Frank Brown and wife, Beatrice Edgar Brown, of the property conveyed hereby, recorded in the Register's Office of Davidson County, Tennessee, Book 2298, page 557, FRANK BROWN and BEATRICE EDGAR BROWN have bargained and sold and by these presents do transfer and convey unto the said RUTH BOOKER PETERSON and ROBERT A. PETERSON, FRANK BROWN and BEATRICE EDGAR BROWN, for their joint lives, the remainder to the survivors for their joint lives, the remainder to the survivor in fee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 75 on the Map of Parma Heights Subdivision, of record in Book 2133, page 23, Register's Office for said County.

Said Lot No. 75 fronts 55 feet on the northerly side of Empire Drive and extends back between lines 218.3 feet on the easterly side and 183.3 feet on the westerly side to a dead line in the rear on which it measures 101.8 feet.

Being the same property conveyed to Frank Brown and wife, Beatrice Edgar Brown, by deed from Julian Leon Brown, of record in Book 2298, page 557, Register's Office for Davidson County, Tennessee.

Conveyance is made subject to restrictive covenants contained in instrument of record in Book 2104, page 614, Register's Office for said County, and easement for public utility purposes of record in Book 2133, page 23, Register's Office for said county.

The Grantees by accepting this instrument expressly agree that partition can only be had by consent of the then living owners.