THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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

TEN & NO/100- -DOLLARS

Cash in hand paid by Robert W. Watkins and wife, Prince J. Watkins, the receipt of which is hereby acknowledged, and other good and valuable consideration,

Stanford Hills Company, a Tennessee Corporation,

has bargained and sold, and by these presents does transfer and convey unto the said ROBERT W. WATKINS AND WIFE, PRINCE J. WATKINS,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 88 in Waverly Land Company's Plan, of record in Book 57, page 95, Register's Office for said County.

Said part of said Lot No. 88 fronts 78.05 feet on the southerly side of Douglas Avenue, and extends back in a southerly direction 286.8 feet, more or less, to an alley, and measures 77.45 feet thereon.

Being the same property conveyed to Stanford Hills Company, by deed from Ramon A. Nelms and wife, of record in Book 3399, page 565, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert W. Watkins and wife, Prince J. Watkins, their heirs and assigns, forever.

And it does covenant with the said Robert W. Watkins et ux, Prince J. Watkins, 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 Stanford Hills Company does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Robert W. Watkins et ux, Prince J. Watkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11 day of February, 1963

STANFORD HILLS COMPANY

By: James H. Brewer
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