WARRANTY DEED

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

- DOLLARS

and other valuable considerations, cash in hand paid by John B. Holmes and wife, Elizabeth S. Holmes, to Radnor Lumber Company, a Tennessee corporation, receipt of which is hereby acknowledged, Radnor Lumber Company has

bargained and sold, and by these presents does transfer and convey unto the said John B. Holmes and wife, Elizabeth S. Holmes, 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. 534, Caldwell Hall, Section VIII, as of record in Book 3106, page 39, Register's Office for said County.

Said Lot No. 534 fronts 87.8 feet on the southwesterly side of Wauford Drive and extends back between lines, 233.2 feet on the northwesterly line and 206.5 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 124.5 feet thereon.

Being part of the same property conveyed to Radnor Lumber Company by deed from Andrew Ewing,Trustee, of record in Book 3343, page 585, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Restrictive covenants of record in Book 3254, page 88, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 3106, page 39, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Wauford Drive, a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the northwest corner of said lot, and a 75 foot easement for TVA line across the rear portion of subject lot, and also a 10 foot easement for pedestrian way along the southeasterly line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John B. Holmes and wife, Elizabeth S. Holmes, their heirs and assigns, forever.

And Radnor Lumber Company covenant with the said John B. Holmes and wife, Elizabeth S. Holmes 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 Radnor Lumber Company does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said John B. Holmes and wife, Elizabeth S. Holmes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 21st day of February, 1963

RADNOR LUMBER COMPANY

By Robert T. Coleman
Vice-President