WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS

and other good and valuable considerations, cash in hand paid by Neely B. Coble, Jr. and wife, Claire K. Coble, to Walter M. Robinson, Jr. and wife, Margaret Ann Craig Robinson, receipt of which is hereby acknowledged, we, Walter M. Robinson, Jr. and wife, Margaret Ann Craig Robinson, have

bargained and sold, and by these presents do transfer and convey unto the said Neely B. Coble, Jr. and wife, Claire K. Coble, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 4 and 5 on a Subdivision of the South Part of Lot No. 40 in Belle Meade First Subdivision, of record in Book 843, page 27, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 4 and 5 adjoin and front together 208 feet on the northerly side of Gerald Avenue and run back 269 feet on the Easterly line and 319 feet on the Westerly line to a dead line being the Southerly line of the E. W. Craig property measuring 200 feet thereon.

Being the same property conveyed to Walter M. Robinson, Jr. and wife, Margaret Ann Craig Robinson, by deed from Edwin W. Craig and wife, Elizabeth Wade Craig, of record in Book 1906, page 105, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

Restrictive Covenants of record in Book 972, page 229, Register's Office for Davidson County, Tennessee.

Also included is the following restriction set forth in deed of record in Book 1906, page 105, Register's Office for Davidson County, Tennessee:

"That said property shall be used only for residential purposes and that no residence or apartment shall be erected on said property costing less than $7500.00 or that shall be closer than 75 feet to Belle Meade Boulevard, or 50 feet to Gerald Avenue."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Neely B. Coble, Jr. and wife, Claire K. Coble, their heirs and assigns, forever.

And we do covenant with the said Neely B. Coble, Jr. and wife, Claire K. Coble 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 for taxes for 1963, which will be prorated and assumed by grantees, as of March 1, 1963.

And we, Walter M. Robinson, Jr. and wife, Margaret Ann Craig Robinson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Neely B. Coble, Jr. and wife, Claire K. Coble, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of March, 1963.

Walter M. Robinson Jr

Margaret Ann Craig Robinson