WARRANTY DEED

For and in consideration of the sum of TEN and no/100 ($10.00) Dollars, cash in hand paid by MARIE R. SHELTON, and other good and valuable considerations, receipt of which is hereby acknowledged, I, BERNARD D. SHELTON, have bargained and sold, and by these presents do transfer and convey unto the said MARIE R. SHELTON, her heirs and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 12 of Block E on the Map of Woodmont Lane Home Sites, of record in Book 1130, page 13, Register's Office for said County.
> SAID Lot No. 12 fronts 140 feet on the north side of Woodmont Lane and runs back between lines, 155.4 feet on the west line and 127.2 feet on the east line, to a dead line on which it measures 62 feet.
> BEING the same property conveyed to Bernard D. Shelton and wife, Marie R. Shelton by deed from Walter P. Speight, Jr. and wife, Kate P. Speight, of record in Book 2541, Page 225, said Register's Office.
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> This conveyance is made subject to Restrictions of record in Book 1049, page 546, and in Book 1153, page 230, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1130, page 13, said Register's Office which shows a 35-foot set-back line from Woodmont Lane, and a 10-foot easement along the rear of the lot for public utilities.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MARIE R. SHELTON, her heirs and assigns, forever. And I do covenant with the said MARIE R. SHELTON that I am lawfully seized and possessed of said land in fee simple; and have a good right to convey my said interest and same is unencumbered except indebtedness to the Guaranty Mortgage Company of Nashville, secured by Deed of Trust to Herschel Greer, Trustee, of record in Book 2524, Page 71, Register's Office for Davidson County, Tennessee. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said MARIE R. SHELTON, her heirs and assigns against the lawful claims of all persons, whomsoever.

It is expressly understood and agreed that the purpose of this conveyance is to settle all property rights arising out of the marital relationship heretofore existing between the parties and it is further agreed that the said MARIE R. SHELTON is taking absolute title to the hereinabove described property,