WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $14,900.00

FOURTEEN THOUSAND, NINE HUNDRED AND NO/100 - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by John M. Morgan and wife, Betty H. Morgan the receipt of which is hereby acknowledged,

J. & G. Co.

a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee has bargained and sold, and by these presents do transfer and convey unto the said John M. Morgan and wife, Betty H. Morgan 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 Lot No. 88 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office for said County.

Said Lot No. 88 fronts 82.4 feet on the west side of Luree Lane and extends back 143.7 feet on the north line and 141.7 feet on the south line to a dead line in the rear on which it measures 72 feet.

Being part of the property conveyed to J. & G. Co., by deed from A.H. Johnson, Trustee, of record in Book 3429, page 58, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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 M. Morgan and wife, Betty H. Morgan their heirs and assigns, forever.

And it does covenant with the said John M. Morgan and wife, Betty H. Morgan 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 1963 taxes which have been prorated and hereby assumed by purchasers.

And J.& G. COMPANY do further covenant and bind itself, its Sucessors and representatives, to warrant and forever defend the title to the said land to the said John M. Morgan and wife, Betty H. Morgan their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF J. & G. CO. a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 18th day of April, 1963.

J & G COMPANY

ATTEST: Dodson Batson

Dodson Batson, Secretary-Treasurer

BY: Joe S. Roberts

Joe S. Roberts, President