**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - ($10.00) - - - - - DOLLARS

cash in hand paid by Peggy R. Preston, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, James E. Preston,
have bargained and sold, and by these presents do transfer and convey unto the said Peggy R. Preston, all rights, title and interest, I now have in this property, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 67 on the Plan of Caldwell Country Estates, Section II as of record in book 2663, page 128, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Timberdale Drive at the corner of lots Nos. 67 and 68; thence with the line between said lots, westwardly 159 feet to a point; thence southwardly 142.1 feet to a point in the northerly margin of Darlington Drive; thence with the margin of same, eastwardly 102.12 feet to the beginning of a curve; thence around said curve in a northeasterly direction 37.27 feet to a point in the westerly margin of Timberdale Drive; thence with the same, northwardly 97 feet to the beginning.

Being the same real property conveyed to Leroy Preston and wife, Lou Ella Preston, by deed from Greer Development Corporation, dated May 23, 1960, filed May 24, 1960, and recorded in book 3072, page 209, said Register's Office. See deed of Leroy Preston, et ux, to James E. Preston, et ux, recorded in book 3127, page 527, R.O.D.C.

This conveyance is made subject to a ten-foot utility easement at northwest corner of premises, overhang easement along easterly line of premises, anchor easement at southeast corner, 60-foot building set back line from Darlington Drive and Timberdale Drive, and conditions of owners certificate as shown on plan of record in book 2663, page 128, said Register's Office, and to restrictive covenant contained in an instrument of record in book 1786, page 108, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2907, page 93, as amended in an instrument of record in book 2921, page 87, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Peggy R. Preston, her heirs and assigns, forever.

And I do covenant with the said Peggy R. Preston that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as known.

And I, James E. Preston, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Peggy R. Preston, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of May, 1963

x James E Preston