WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by Mabel B. Crooks, hereinafter referred to as the Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, I, J. C. Crawley, hereinafter referred to as the Grantor have bargained and sold and by these presents do transfer and convey unto the said Grantee, for her sole and separate use, free from the contracts, debts, liabilities and any marital rights, of her present, or any future husband, with full power to mortgage, sell or convey the hereinafter described property, the same as though she were a feme sole, her 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 the south 27 feet of Lot No. 12, all of Lot No. 13 and the north 10 feet of Lot No. 14, on Block 32, on the unrecorded plan of Highway, described as follows:

Said lot and part of said lots adjoin and front together 87 feet on the east side of 33rd Avenue North, and extends back between parallel lines, parallel to and 73 feet south of Alemeda Street, 150 feet to an alley in the rear. This property is improved and known as 33rd Avenue North, Nashville, Tennessee. Send tax statements to Occupant, 33rd Avenue North, Nashville, Tennessee.

Being part of the property conveyed to J. C. Crawley, by deed from B. F. Cornelius and wife, as of record in Book 457, page 381, said Register's Office.

This conveyance is made subject to the following easements and restrictions:

1. Grantor and his heirs, successors, and assigns shall have the right to a perpetual easement across the premises herein described for electric and telephone wires; the location of said easement to be hereinafter agreed upon but shall not in any case interfere with construction of a house on the premises by Grantee or her heirs or assigns.

2. Premises described herein shall be used only for residental purposes and any house constructed hereon shall contain no more than three (3) apartments or family units.