WARRANTY DEED THIS TITLE FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - $10.00 - - - - - - - - - - - -

- TEN AND NO/100- - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of the remaining unpaid balance of a certain note which is secured by a deed of trust of record in Book 3090, page 557, Register's Office for Davidson County, Tennessee,

We, Alvin Lyell Hunter and wife, Sandra Paris Hunter

have bargained and sold, and by these presents do transfer and convey unto the said REX E. GARTON AND WIFE, MARY A. GARTON, 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. 44 on the Map of a preliminary plan of Locust Grove Subdivision not of record, described according to a copy of a survey made by James A. Hamilton, Jr., Surveyor, January 29, 1947, as follows:

Beginning at a point in the north margin of Horseshoe Drive at the corner of Lots Nos. 43 and 44; thence with the line between said lots northerly 175 feet to a point at the corner of said lots and Lots Nos. 53 and 54; thence with the line between Lots Nos. 44 and 53; westerly 60 feet to the corner of said lots and Lots Nos. 45 and 52; thence with the line between Lots Nos. 44 and 45, southerly 175 feet to the north margin of Horseshoe Drive; thence with the margin of the same, easterly 60 feet to the beginning. This tract is improved and known as 1057 Horseshoe Drive, Nashville, Tennessee.

Being the same property conveyed to Alvin Lyell Hunter and wife, Sandra Paris Hunter by deed from H. L. Crowder and wife, Nellie B. Crowder, of record in Book 3074, page 263, Register's Office for Davidson County, Tennessee.

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 REX E. GARTON AND WIFE, MARY A. GARTON, their

heirs and assigns, forever.

And we do covenant with the said REX E. GARTON AND WIFE, MARY A. GARTON

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 as herein stated.

And we, Alvin Lyell Hunter and wife, Sandra Paris Hunter

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said REX E. GARTON AND WIFE, MARY A. GARTON, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19- day of JULY 196-3

Alvin Lyell Hunter

Sandra Paris Hunter