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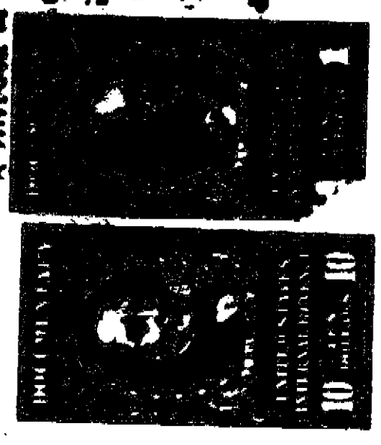
WARRANTY DEED

FROM 74-175346
James C. Phillips, et ux

TO
Lehman A. Keith, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of OCT A.D. 1974 at 2:34 o'clock P M.
Noted in Book 1016 Page 220
Recorded in Book Page
Recording Fee $ 2.25
Lillian Williams, Register
By Eric Smith Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
[illegible] Company
[illegible]
Union
[illegible]



WARRANTY DEED

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Lehman A. Keith and wife, Ollie B. Keith, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Lehman A. Keith and wife, Ollie B. Keith, and their agreement to pay the unpaid balance of an indebtedness in the original amount of $19,000.00, secured by deed of trust executed by Bruce B. Bellomy and wife, Eleanor M. Bellomy, to B. Bruce Robertson, Jr., Trustee, of record in book [illegible], page 429, Register's Office for Davidson County, Tennessee.

We, James C. Phillips and wife, Gene Dale Phillips

have bargained and sold, and by these presents do transfer and convey unto the said Lehman A. Keith and wife, Ollie B. Keith, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 29 on the Plan of Harpeth Acres, Section VII, as of record in book 2331, page 154, Register's Office for said County.
Said lot No. 29 fronts 199 feet on the northerly side of Burton Valley Road and runs back 220 feet on the easterly line and 246.4 feet on the westerly line to a dead line, measuring 199.1 feet thereon.
Being the same real property conveyed to James C. Phillips and wife, Gene Dale Phillips, by deed from J. Fred Robinson and wife, of record in book 5134, page 413, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities along the easterly, northerly and westerly lines of premises, 125-foot building setback line from Burton Valley Road and conditions of owners certificate, as shown on plan of record in book 2331, page 154, Register's Office for Davidson County, Tennessee, and by instrument of record in book 2930, page 223, said Register's Office, the setback line shown on said plan was changed from 125 feet to 100 feet; and to restrictive covenants contained in an instrument of record in book 2633, page 487, said Register's Office.

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