WARRANTY DEED

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

cash in hand paid by William D. Rambo and wife, Betty H. Rambo, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, A. & N. Development Corporation, a Tennessee corporation

has ~~have~~ *bargained and sold, and by these presents* ~~do~~ does *transfer and convey unto the said* William D. Rambo and wife, Betty H. Rambo 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. 31 on the Plan of Laurel Ridge, Section 3, as of record in book 3600, page 9, Register's Office for said County, Said lot No. 31 fronts 190 feet on the westerly margin of Laurel Ridge Drive and extends back between lines 300 feet to a dead line, measuring 189.6 feet thereon, containing 1.31 acres, more or less.

Being part of the real property conveyed to A. & N. Development Corporation, by two deeds, one from Elmer D. Davies, Jr., Trustee, dated July 23, 1963, filed July 24, 1963, and recorded in book 3573, page 411, and the other from Tyne Valley Development Company, dated July 26, 1963, filed August 5, 1963, and recorded in book 3611, page 338, said Register's Office.

This conveyance is made subject to a ten-foot utility and drainage easement along rear line of premises, anchor easement at the north-east and southeast corner of premises, and conditions of owners certificate, as shown on plan of record in book 3600, page 9, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property; and to restrictive covenants contained in deed from Ewell Neil and wife, to Bruce F. Henderson and wife, dated September 17, 1948, filed September 22, 1948, and recorded in book 1639, page 329, Register's Office for Davidson County, Tennessee; and to further restrictive covenants as follows: