WARRANTY DEED

For and in consideration of the sum of FIVE THOUSAND FOUR HUNDRED & NO/100 - ($5,400.00) - - - - - - DOLLARS

cash in hand paid by Hugh W. Brent and wife, Lucille P. Brent, the receipt of which is hereby acknowledged;

We, Roland Guy Downing and wife, Maude Hazel Downing,

have bargained and sold, and by these presents do transfer and convey unto the said Hugh W. Brent and wife, Lucille P. Brent, 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 72 and the easterly 20 feet of Lot 71 on the Map of Hawtdale Place, as of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot 72 and the easterly 20 feet of Lot No. 71 front 120 feet on the southerly margin of Plymouth Avenue and run back between parallel lines, 200 feet on the east line and 195 feet more or less on the west line, to a dead line in the rear on which they measure 120 feet. Said dead line in the rear being the common rear line of Lots 71, 72, 53 and 54.

Being part of the same property conveyed to Roland Guy Downing and wife, Maude Hazell Downing, under two deeds, one from Commerce Union Bank, Trustee, of record in Book 1139, page 118, and one from Coen C. Cloyd and wife, Sue S. Cloyd, of record in Book 841, page 335, Register's Office for Davidson County, Tennessee.

Lot 72 of the tract herein conveyed was subsequently conveyed by Maude Hazel Downing to Roland Guy Downing, one of the grantors herein, by deed of record in Book 1810, page 139, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hugh W. Brent and wife, Lucille P. Brent their heirs and assigns, forever.

And we do covenant with the said Hugh W. Brent and wife, Lucille P. Brent, 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.

And we, Roland Guy Downing and wife, Maude Hazell Downing, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hugh W. Brent and wife, Lucille P. Brent, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of April, 1955

Roland G Downing

Maude Hazell Downing