WARRANTY DEED

FROM

E. C. Chance and wife,

42373

TO

Ernest E. Tidwell and wife

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
JAMES P. WILSON, Register
Dep. Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of -

Ten and no/100 ($10.00) - DOLLARS

cash, paid by Ernest E. Tidwell and wife, Marie G. Tidwell, and good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, E. C. Chance and wife, Malinda E. Chance have bargained and sold, and by these presents do transfer and convey unto the said Ernest E. Tidwell and wife, Marie G. Tidwell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th, formerly the 19th, Civil District of said County and State, being part of lot No. 15 on the plan of Marlin Meadows, Section No.3,as of record in book 2133,page 26,Register's Office for said County,and a tract of land lying west of and adjacent to said Lot No.15,said lot No. 15 and adjacent tract of land being lot No.2 on the plan of the subdivision of the E.C. Chance property, not of record, described according to a survey made by H. Gee, Surveyor, January 20, 1954, as follows:

Beginning at a point on the southwesterly margin of Berwick Trail at the northeast corner of lot No. 1 of said unrecorded plan, conveyed to Herman Clark and wife by deed from E. C. Chance and wife, of record in book 2275, page 237, said Register's Office; thence with the southwesterly margin of said Berwick Trail, northwestwardly 183.15 feet to the beginning of a curve; thence with said curve in a northwesterly direction 51.85 feet to the southeast corner of lot No. 3 on said unrecorded plan; thence with the line between said lots Nos. 2 and 3, southwestwardly 255 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of said River, southeastwardly 270 feet, more or less, to the northwest corner of said Clark property; thence with the northwestern boundary line of said Clark property, northeastwardly 320 feet, more or less, to the beginning.

Being part of the real property conveyed to E. C. Chance and wife, Malinda E. Chance, by deed from Frederec B. Cothren and wife, dated September 15, 1953, filed October 20, 1953, and recorded in book 2201, page 42, said Register's Office.

This conveyance is made subject to a perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights, as are fully set out in "Deed of Fowage Easement" from E. C. Chance and wife to the United States of America, dated March 16, 1954, filed March 18, 1954, and recorded in book 2271, page 489, Register's Office for Davidson County, Tennessee; easement