THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- DOLLARS and other good and valuable consideration cash in hand paid, receipt of which is hereby acknowledged; and in further consideration of Leonard Eldridge and wife, Joyce L. Eldridge assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust of record in Book 2264, page 55, Register's Office for Davidson County, Tennessee, to which reference is here made. We, William W. Tucker and wife, Annie B. Tucker, have bargained and sold, and by these presents do transfer and convey unto the said Leonard Eldridge and wife, Joyce L. Eldridge, 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. 45 and the easterly 10 feet of Lot No. 44, Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for said County.

Said Lot No. 45 and the easterly 10 feet of Lot No. 44 adjoin and front together 70 feet on the south side of Emmett Avenue, and run back between parallel lines with the west margin of Idlewild Avenue, 200 feet to the north line of Lot No. 46 of said block.

Being the same property conveyed to William W. Tucker and wife, Annie B. Tucker by deed from Mallernee Realty Co., Inc., of record in Book 2280, page 273, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leonard Eldridge and wife, Joyce L. Eldridge, their heirs and assigns, forever.

And We do covenant with the said Leonard Eldridge and wife, Joyce L. Eldridge 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, William W. Tucker and wife, Annie B. Tucker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leonard Eldridge and wife, Joyce L. Eldridge, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd. day of August, 1960

William W Tucker

Annie B. Tucker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jack W. Lee, a Notary Public in and for said County and State, the within named William W. Tucker and wife, Annie B. Tucker, the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of August, 1960

Commission expires Aug. 7, 1963

Jack W. Lee
Notary Public