WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00) -

TEN & NO/100 - DOLLARS

CASH in hand paid by Richard L. Hicks, Jr. and wife, Mildred E. Hicks, receipt of which is hereby acknowledged, and other good and valuable consideration,

We, M. M. Coleman, A. W. Terrell and G. H. Todd,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD L. HICKS, JR. AND WIFE, MILDRED E. HICKS, 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 8th Civil District of Davidson County, Tennessee, being Lot No. 293 on the Map of Charlotte Park, Section Ten, as of record in Book 2900, page 78, Register's Office for said County.

Said Lot No. 293 fronts 115.8 feet on the northeasterly margin of River Rouge Drive, and extends back 236.6 feet on the northwesterly line and 303.0 feet on the southeasterly line, to a dead line in the rear, measuring 110.0 feet thereon.

Being the same property conveyed to M. M. Coleman, A. W. Terrell and G. H. Todd, by deed from Consolidated Developments, Inc., of record in Book 3129, page 329, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHARD L. HICKS, JR. AND WIFE, MILDRED E. HICKS, their heirs and assigns, forever.

And we do covenant with the said Richard L. Hicks, Jr. et ux, Mildred E. Hicks, 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 M. M. Coleman, A. W. Terrell, and G. H. Todd, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard L. Hicks, Jr. et ux, Mildred E. Hicks, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of December, 1960

G. H. Todd — M. M. Coleman

A. W. Terrell