WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash and other good and valuable considerations, receipt of which is hereby acknowledged, and for the love and affection I have for my wife, Julia Lillian Mayberry, I, Douglas Mayberry, have bargained and sold, and by these presents do transfer and convey unto the said Julia Lillian Mayberry, my wife, her heirs and assigns, an undivided one-half interest in and to the following described tract of land in Davidson County, Tennessee:

"Land in Davidson County, Tennessee, being Lot No. 35, Block 4 on the Map of Heffernan Place, as of record in Book 161, page 128, Register's Office for said County.

Said lot fronts 50 feet on the south side of Heffernan Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Douglas Mayberry and wife, Mary Mayberry, by deed from Robert Lusk and wife, of record in Book 1012, page 23, said Register's Office. The said Mary Mayberry having died during the year of 1959, and the said Douglas Mayberry having since married the grantee herein. It being the intention of the grantor to create an estate as tenants by the entirety with his present wife".

TO HAVE AND TO HOLD an undivided one-half interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Julia Lillian Mayberry, her heirs and assigns forever. The Grantor expressly states that it is his intention by this instrument to create an estate by the entireties in and to the entire interest in said property previously held by the Grantor, pursuant to Section 1 of Chapter 255 of the Public Acts of Tennessee of 1949, being also Section 64-101 of Tennessee Code Annotated.

And I do covenant with the said Julia Lillian Mayberry, that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Julia Lillian Mayberry, her heirs and assigns