WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, including the transfer by W. D. TIDWELL AND WIFE, ELLA M. TIDWELL, to JAMES L. NEWMAN AND WIFE, WILDA E. NEWMAN, two certain lots or parcels of land situated in the 10th Civil District of Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, WE, JAMES L. NEWMAN AND WIFE, WILDA E. NEWMAN, have this day bargained and sold and by these presents do hereby transfer and convey unto the said W. D. TIDWELL AND WIFE, ELLA M. TIDWELL, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land situated in the Tenth Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made September 26, 1959, by Cantrell, Connell & Morrison, Engineers, as follows:

BEGINNING at an iron pin in the easterly margin of East Hills Drive, said pin being south 38° 01' west 160 feet from A. J. Coleman's north line and the south line of W. D. Tidwell, Sr. property; thence south 51° 59' east 257 feet to an iron pin which is 162.8 feet south of said Tidwell's line; thence south 33° 40' west 140 feet to an iron pin; thence north 56° 30' west 265 feet to an iron pin in the easterly margin of East Hills Drive; thence northeasterly with the margin of said Drive, around a slight curve 111.5 feet to a concrete monument, and continuing with the margin of said Drive, north 38° 01' east 48.5 feet to the point of beginning.

BEING the same land conveyed by A. J. Coleman and wife, Edith Coleman, to James L. Newman and wife, Wilda E. Newman, by deed dated January 15, 1960, and of record in Deed Book 3026, Page 433, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said W. D. TIDWELL AND WIFE, ELLA M. TIDWELL, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of said tract or parcel of land, that we have a good right to convey it, and that the same is unencumbered.