WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

THREE HUNDRED ($300.00) & ---------- no/100 DOLLARS

Cash paid by Doyle Beard and wife Sue Beard, the receipt of which is hereby acknowledged and further consideration that they assume and agree to pay the balance of a note dated August 14, 1956, and secured by a lien on the property herein conveyed in the deed of record Book 2590, Page 362, Register's Office for Davidson County, Tennessee. We, Milton Eugene Tidwell and wife Mayme Lee Tidwell

_____ have bargained and sold, and by these presents do transfer and convey unto the said Doyle Beard and wife Sue Beard 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. 119 on the Map of Hortense Place of record in Book 161, Page 167, Register's Office for said County.

Said Lot No. 119 fronts 50 feet on the southerly side of Elkins Avenue, formally 2nd Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Milton Eugene Tidwell and wife, Mayme Lee Tidwell, by deed from R. O. Mallernee, and wife of record in Book 2590, Page 362, 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 Doyle Beard and wife Sue Beard their heirs and assigns, forever.

And we do covenant with the said Doyle Beard and wife Sue Beard 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, except as herein stated.

And Milton Eugene Tidwell and wife MAyme Lee Tidwell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Doyle Beard and wife Sue Beard their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of December, 19 61

Milton Eugene Tidwell

Mayme Lee Tidwell