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 Pearley L. Johnson and wife, Sadie Johnson, the receipt of which is hereby acknowledged, and other good and valuable consideration, We, Charles M. Holmes and Hal L. Hix, have bargained and sold, and by these presents do transfer and convey unto the said PEARLEY L. JOHNSON AND WIFE, SADIE JOHNSON 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. 3 of Block 16 on the Map of part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said lot No. 3 fronts 50 feet on the southerly side of Nebraska, formerly 8th, Avenue, and runs back between parallel lines, 160 feet to an alley.

Being part of the property conveyed to Charles M. Holmes and Hal L. Hix by deed from Alice McMahon, Trustee, of record in Book 3253, page 197, Register's Office for said County.

We, Bessie K. Holmes, wife, of Charles M. Holmes, and Gladys Hix, wife of Hal L. Hix, join in this conveyance for the purpose of conveying any interest we may have in said property.

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

And we do covenant with the said Pearley L. Johnson and wife, Sadie Johnson, 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, Charles M. Holmes and Hal L. Hix, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Pearley L. Johnson and wife, Sadie Johnson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of April, 1962

Charles M. Holmes

Bessie K. Holmes

Hal L. Hix

Gladys Hix