WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100 ($10.00) - DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Pedro R. Hidalgo,

have bargained and sold, and by these presents do transfer and convey unto the said Pat Brown Gingles and wife, Margaret Mildred Gingles, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 75 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

Said Lot No. 75 fronts 63.5 feet on the northerly side of Park, formerly First, Avenue, and runs back 115 feet, more or less, on the westerly line and 119 feet, more or less, on the easterly line with the westerly margin of an alley, to the southerly line of the "Dungy" property, measuring 64 feet, more or less, thereon.

Being the same property conveyed to Pedro R. Hidalgo by deed from Gertrude H. Solinger (formerly Levy) of record in Book 1417, page 254, 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 Pat Brown Gingles and wife, Margaret Mildred Gingles, their heirs and assigns, forever.

And I do covenant with the said Pat Brown Gingles and wife, Margaret Mildred Gingles, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Pedro R. Hidalgo, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Pat Brown Gingles and wife, Margaret Mildred Gingles, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of July, 1963

Pedro R Hidalgo