BK 2644

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 11000.00

------ Eleven thousand ---------- DOLLARS

Cash in hand paid by Neal H. Ferguson and Wife, Mary Ray Ferguson, the receipt of which is hereby acknowledged.

We, McMurray Gaines, Jr. and Mary Louise Gaines Beauchamp as devisees under the Will of Joyce Donelson Gaines

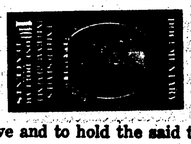
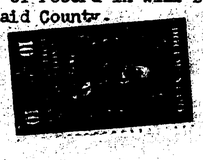
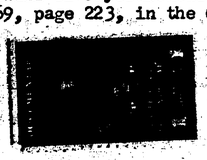
have bargained and sold, and by these presents do transfer and convey unto the said Neal H. Ferguson and Wife, Mary Ray Ferguson

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. 16 on the plan of Bransford Realty Co's Subdivision of Westmoreland Place as of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Said lot 16 fronts eighty five feet on the northerly side of Westmoreland Drive and extends back between lines 185 feet on the easterly side and 185 feet on the westerly side to an alley and shows eighty feet on said alley.

Being the same property conveyed McMurray Gaines and wife, Joyce Donelson Gaines (both deceased) of record in Book 831, Page 55, Register's Office for Davidson County, Tennessee, the said McMurray Gaines having predeceased Joyce Donelson Gaines and the said Joyce Donelson Gaines having devised said property to McMurray Gaines, Jr. and Mary Louise Gaines Beauchamp, under the Will of Joyce Donelson Gaines, deceased, whose Will is of record in Will Book 69, page 223, in the Office of the County Court Clerk for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Neal H. Ferguson and wife, Mary Ray Ferguson

their heirs and assigns, forever.

And we do covenant with the said Neal H. Ferguson and Mary Ray Ferguson

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 to taxes for the year 1957, which have been pro rated and assumed by the purchaser.

And we, McMurray Gaines, Jr. and Mary Louise Gaines Beauchamp

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Neal H. Ferguson and Mary Ray Ferguson

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of April, 1957.

WITNESS: John Sorna

Donald B. Unbreckt

Mrs. Mary Louise Gaines Beauchamp

STATE OF OHIO
HAMILTON COUNTY

Personally appeared before me, W. R. Schellenberg, a Notary Public in and for said County and State, the within named McMurray Gaines, Jr. one of

the bargainor s, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained. Witness my hand and official seal at Cincinnati Ohio, this 2nd day of April, 1957.

My commission expires August 9, 1959

W. R. SCHELLENBERG Notary Public
Notary Public, Hamilton County, Ohio
My Commission Expires August 9, 1959

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