WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and 00/100- - - - - - - - - - - - - - - - - - - DOLLARS ($ 10.00),

cash in hand paid by Joe W. Tanner and wife, Lester Lucille H. Tanner, and other good and valuable consideration, receipt of all of which is hereby acknowledged, including the assumption by said Joe W. Tanner and wife Lester Lucille H. Tanner, of the balance owing upon an indebtedness to The Prudential Insurance Company of America, which indebtedness was in the original principal sum of $10,800.00, and is secured by a deed of trust to R. Bruce Robertson, Jr., Trustee, of record in Book 2477, page 349, Register's Office for Davidson County, Tennessee,

Joel V. Cain and wife, Frances L. Cain,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joe W. Tanner and wife, Lester Lucille H. Tanner,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 46 on the Map of Twin Lawn, of record in Book 2331, page 9, Register's Office for Davidson County , Tennessee

Said Lot No. 46 fronts 80 feet on the south side of Dunmore Drive and runs back between lines 173.3 feet on the west line and 170 feet on the east line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Joel V. Cain and wife, Frances L. Cain, by deed of L. H. Hardaway and wife, of record in Book 2489, page 367, Register's Office for Davidson County.

This conveyance is made subject to restrictions and easement of record in Book 2338, page 511, and to easement and setback lines as shown on plan of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except by taxes for 1958 which are assumed by the grantees, and as above shown.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 7th day of March , 1958

Joel V. Cain

Frances L. Cain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A. B. Ivey , a Notary Public in and for the State and County aforesaid, personally appeared the within named Joel V. Cain and wife, Frances L. Cain

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee, this, the 7th day of March , 1958

A. B. Ivey
Notary Public

My commission expires: January 2, 1962

12,500

WARRANTY DEED

From
Joel V. Cain, et ux
74391
To
Joe W. Tanner, et ux

MEDLIN REALTY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of [illegible] A.D. 1958 at 8:40 o'clock [illegible]
Noted in Book 8 Page 832
Recorded in Book [illegible] Page [illegible]
Recording Fee $[illegible]
JAMES P. WILSON, Register
By [illegible] Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE