For and in consideration of the sum of Ten and No/100- DOLLARS ($10.00), and other good and valuable considerations, cash in hand paid by James H. Gaines and wife, Billie Jo Gaines, receipt of all of which is hereby acknowledged, and in further consideration of the said James H. Gaines and wife, Billie Jo Gaines assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Charles T. Moore, Sr., and wife, Nancy G. Moore, to Miller Kimbrough, Trustee, dated July 24, 1956, recorded July 25, 1956, of record in Book 2532, page 373, Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $10,350.00, and payable to Kimbrough-Phillips Company.

We, Charles T. Moore, Sr., and wife, Nancy G. Moore

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James H. Gaines and wife, Billie Jo Gaines

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

Land in Davidson County, Tennessee, being Lot No. 789 of Cloverhill, of record in Book 2331, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 789 fronts 94.95 feet on the south side of Templewood Drive and runs back 172.9 feet on the east line and 201.4 feet on the west line, which is a broken line, to a dead line in the rear, measuring 66.6 feet thereon.

Being the same property conveyed to Charles T. Moore, Sr., and wife, Nancy G. Moore, by deed from A. H. Johnson Construction Company, Inc., of record in Book 2547, page 493, 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.

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 22nd day of July, 1959.

Charles T. Moore Sr.

Nancy G. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hubert G. Peeler, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles T. Moore, Sr., and wife, Nancy G. Moore 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 22nd day of July, 1959.

Hubert G. Peeler
Notary Public

My commission expires: May 19, 1963

File: Nashville Mortgage and Realty

WARRANTY DEED

From 43147

Charles T. Moore, Sr., et ux

To

James H. Gaines, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of JUL A.D. 1959 at 2:20 o'clock P M.
Noted in Book 43 Page 558
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE