WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00), cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged including the assumption by said grantees of the unpaid balance of a certain indebtedness evidenced by a promissory note in the original principal amount of $7,500.00, dated December 22, 1959, executed by the grantors hereinafter named, payable to Samuel C. Christian and wife, Willie Mae Christian, in monthly installments of $50.00 each, including principal and interest at the rate of 6% per annum, beginning January 30, 1960, and secured by a vendor's lien retained in deed of record in Book 2998, page 69, Register's Office for Davidson County, Tennessee, which said unpaid balance the said grantees do hereby agree to assume and promise to pay, we,

J. L. BUSH, JR., AND WIFE, BETTY J. BUSH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JACK J. LINNEMAN AND WIFE, BETTY JO LINNEMAN,

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 Lots Nos. 25, 26 and part of Lot No. 24 on the Map of Due West Valley Acres Subdivision, not of record, and described according to a survey made by H. R. Swann, Jr., Surveyor, April 20, 1947, as follows:

Beginning at a point in the north margin of Due West Avenue at the corner of Lots 26 and 27; thence with the line between said lots, northerly 500 feet to a point; thence westerly 338.42 feet to a corner of Lots 23 and 24; thence with the line between said lots southerly 142.5 feet to a corner of a part of Lot No. 24 that was conveyed to Roy L. Sears and wife, by deed from Samuel C. Christian and wife, of record in Book 2401, page 55, Register's Office for said County; thence with Sears' northerly line easterly 10 feet to a point; thence southerly 357.5 feet to a point in the north margin of Due West Avenue; being Sears' southeast corner; thence with the margin of Due West Avenue, easterly 277.47 feet to the point of beginning.

Being the same property conveyed to J. L. Bush, Jr., and wife, Betty J. Bush, by deed from Samuel C. Christian and wife, Willie Mae Christian, of record in Book 2998, page 69, 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 as stated herein, and taxes for 1964 which are assumed by the grantees.

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 12th day of February, 19 64.

J. L. Bush, Jr.
J. L. BUSH, JR.

Betty J. Bush
BETTY J. BUSH

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. L. Bush, Jr., and wife, Betty J. Bush, 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 14th day of February, 1964.

Kay C. Cain
Notary Public

My commission expires: May 4, 1967