WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged-- ---------------------- DOLLARS

W. L. Bainbridge Company has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Hugh Edward Rucker and wife, Annie E. Rucker their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 in the Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for said County.

Said Lot No. 88 fronts 36 feet on the northerly side of Booker Street, formerly Hamilton Street, and runs back between parallel lines, 106 feet to an alley.

Being the same property conveyed to W. L. Bainbridge Company, by deed from Charles C. Trabue, Jr. Trustee, of record in Book 3675, Page 317, Register's Office for Davidson County, Tennessee.

This tract is improved and known as 2602 Booker Street. Tax Parcel #W 11-6440.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hugh Edward Rucker and wife, Annie E. Rucker their heirs and assigns, forever.

And it does covenant with the said Hugh Edward Rucker and wife Annie E. Rucker that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And W. L. Bainbridge Company does further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Hugh Edward Rucker and wife Annie E. Rucker their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, W. L. Bainbridge Company, a Partnership, has caused this Instrument to be executed by a partner, duly authorized by an Instrument of record in Book 3232, Page 384, R.O.D.C., Tennessee this 6 day of April, 1964.

W. L. Bainbridge Company
By: [signature]
A Partner