BK 3708

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $ Ten and No/100---------- ----------($10.00)----------DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees herein take, assume and agree to pay the balance of a loan to Equitable Life Assurance Society of the United States in the amount of Seven Thousand, Three Hundred Fifty-Seven Dollars & Eighty-Two Cents ($7,357.82), which the grantees herein do assume and agree to pay, as a part of the purchase price for the premises hereinafter described, therefore,

I Mabel G. Jensen, a widow
have bargained and sold, and by these presents do transfer and convey unto the said
Tyrus R. Gainer, et ux, Eunice W. Gainer, 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. 44 on the Plan of Madison Heights Subdivision, Section II, Part II, of record in Book 2133, page 83, Register's Office for said County and described as follows:

Beginning at a concrete monument on the westerly margin of Rivercrest Drive at the intersection with Berwick Trail; thence northwardly with the westerly margin of Rivercrest Drive 205.0 feet to a concrete monument on the rear margin of said subdivision; thence N 58° 54' W. 87.7 feet to a concrete monument; thence continuing N 66° 35' W 88.3 feet to a point, said point being the common corner of Lots No. 44 and 45 of said subdivision; thence southerly with the dividing line between lots Nos. 44 and 45 218.19 feet to a point on the northerly margin of Berwick Trail; thence eastwardly with the northerly margin of Berwick Trail 150.2 feet to a concrete monument; thence continuing around a slight radius 39.27 feet to the point of beginning.

Being the same property as conveyed to Mrs. Mabel G. Jensen, by Installment Deed, from Eckardt Company, Inc., as of record in Book 2274, page 148, 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 said Tyrus R. Gainer, et ux, Eunice W. Gainer, their heirs and assigns, forever.

And I do covenant with the said Tyrus R. Gainer, et ux, Eunice W. Gainer, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mabel G. Jensen, a widow,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Tyrus R. Gainer, et ux, Eunice W. Gainer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of April, 1964.

Mabel G. Jensen

California

STATE OF ~~TENNESSEE~~ Los Angeles
~~DAVIDSON~~ COUNTY

Personally appeared before me, W. Fred Gibson, a Notary Public in and for said County and State, the within named Mabel G. Jensen

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Los Angeles California, ~~Tennessee~~, this 9 day of April, 1964.

W. Fred Gibson
Notary Public

Commission expires ~~Commission Expires March 3, 1967~~
My Commission Expires March 3, 1967

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