This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070106

Send Tax Bills To:
First Guaranty Mortgage Corporation
8180 Greensboro Drive, Suite 500
McLean, VA 22102

Davidson County DEEDWARR
Recvd: 03/23/07 12:40 3 pgs
Fees:18.00 Taxes:814.00
20070323-0035330

New Owner is:
Robert Stephen Gainer and Karen Elizabeth Gainer
133 North Rose Street
Burbank, CA 91505

MAP: 082-16-0
PARCEL: 36.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William H Bernstein and wife, Hedwig M Bernstein**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert Stephen Gainer and wife, Karen Elizabeth Gainer**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 123 in Barrow's Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 13, Chancery Court and a part of an unnumbered tract on the plan of the W.W. Totten Land, of record in Book 57, Page 22, Register's Office for Davidson County, Tennessee, and described together according to a survey made by Barge, Waggoner and Sumner, Engineers, on April 30, 1963, as follows:

Beginning on a concrete monument in the southerly margin of Boscobel Street, being the northwesterly corner of the property herein described, running thence with the southerly margin of Boscobel Street, North 64 degrees 31' East 93.72 feet to an iron pin at the beginning of the curve; thence with said curve with a radius of 30.04 feet in the southeasterly direction, 35.90 feet to an iron pin in the westerly margin of South Tenth Street, as widened; thence with the westerly margin of South Tenth Street, as widened, South 5 degrees 30' West 175.12 feet to an iron pin in the northerly margin of an alley; thence with the northerly margin of said alley, South 65 degrees 08' West; 18.55 feet to an iron pin; thence North 25 degrees 21' West 175.70 feet to the beginning.

Being the same property conveyed to William H. Bernstein and wife, Hedwig M. Bernstein, as tenants by the entireties, by Warranty Deed from David E. Cypress, Marvin C. Cypress, Laurence L. Cypress and David E. Cypress, Trustee under a Trust Agreement date Aprill 29, 1998 with Marvin C. Cypress and Laurence L. Cypress as beneficiaries, of record in Instrument # 20010321-0027213, Register's Office for Davidson County, Tennessee, date March 12, 2001 and recorded March 21, 2001.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ___ day of _____, 2007.

GRANTOR:

William H. Bernstein

William H Bernstein

Hedwig M Bernstein

Hedwig M Bernstein

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William H Bernstein and wife, Hedwig M Bernstein**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of March, 2007.

Notary Public

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

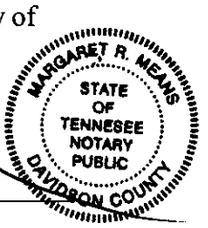
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

SWORN TO and subscribed
before me this 21st day of
March, 2007



Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC

My commission expires: