This Document Prepared By:

Law Offices of Steven Oakley
3500 W. Olive Ave
Third Floor
Burbank, California 91505

After Recording, Mail To *New Owners:*

Mr. and Mrs. Gainer, Trustee
133 N. Rose St.
Burbank, CA 91505

Mail Tax Statements To:

Mr. and Mrs. Gainer, Trustee
133 N. Rose St.
Burbank, CA 91505

Davidson County DEEDWARR
Recvd: 08/28/08 08:49 2 pg:
Fees:12.00 Taxes:0.00

20080828-0088219

WARRANTY DEED

TITLE OF DOCUMENT

ROBERT STEPHEN GAINER and wife, KAREN ELIZABETH GAINER, the GRANTORS,

Whose mailing address is 133 N. Rose St., Burbank, CA 91505;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and confirm to

ROBERT STEPHEN GAINER and KAREN GAINER, as co-Trustees of THE GAINER FAMILY TRUST, U/A dated April 30, 2008 **(WHICH IS A REVOCABLE TRUST)**, the GRANTEE,

Whose mailing address is 133 N. Rose St., Burbank, CA 91505;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

A certain tract or parcel 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 Summer, 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 Stephen Gainer and wife, Karen Elizabeth Gainer, by Warranty Deed from William H Bernstein and wife, Hedwig M Bernstein, dated March 23, 2007, of record in Instrument #20070323-0035330, Register's Office for Davidson County, Tennessee.

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.

To have and to hold the said tracts or parcel 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, 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.

More commonly known as 934 Boscobel St., Nashville, TN.

Assessor's Parcel Number: Map: 082-16-0 Parcel: 36.00

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 30th day of April, 2008.

ROBERT STEPHEN GAINER

KAREN GAINER

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On April 30, 2008, before me, Jonathan D. Kramer, a Notary Public, personally appeared ROBERT STEPHEN GAINER and KAREN GAINER, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. [SEAL]

Signature of Notary Public

JONATHAN D. KRAMER
Commission # 1674884
Notary Public - California
Los Angeles County
My Comm. Expires Jun 13, 2010