40276

IDEN... REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36268
Dav. Co. File: Box 8

... 9608:383

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David P. Cain, Jr. Tammie L. Cain 4800 Sunlight Drive Nashville, Tennessee 37211	Fleet Mortgage Corp 783 Old Hickory Blvd., Ste 301 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 134-13-1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marvin L. Brazier and spouse, Patricia Anne Brazier,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David P. Cain, Jr. and spouse, Tammie L. Cain,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 279 on the plan of Kenilworth Estates, of record in Book 3300, page 34-36 and amended in Book 5363, page 313, both in Register's Office for said County.

SAID Lot No. 279, which is a corner lot, fronts 68.6 feet on the southerly margin of Paragon Mills Road and fronts 64.1 feet on the easterly margin of Sunlight Drive, said frontages being joined by a curve having a length of 31.4 feet, and extends back 91.7 feet on the southerly line and 107.0 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Marvin L. Brazier and wife, Patricia Anne Brazier by deed from Matthew J. Allen and wife, Annie M. Allen of record in Book 8477, page 430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 4800 Sunlight Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

EXP 9635:370

WITNESS THE EXECUTION HEREOF this 31st day of March, 1995.

Marvin L. Brazier

Patricia Anne Brazier

State of Tennessee
County of Davidson

On this 31st day of March, 1995, before me the undersigned authority, personally appeared **Marvin L. Brazier** and **Patricia Anne Brazier**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 74500.00

Affiant

Sworn and subscribed before me on the 31st day of March, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____ Notary Public

[redacted]

[illegible] 284.55

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9636 PG 371

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	74500.00
CON TX	275.65
PRFEE	1.00
WDEED	8.00
TOTAL	284.65
CHECK	284.65

04/04/95 01 11:11 0001 7278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48276
IDENTIFICATION REFERENCE

95 APR -4 AM 11:12

REGISTER
DAVIDSON COUNTY, TN

No. 896805