BOOK 9738 PG 318

STATE OF TENNESSEE
COUNTY OF Davidson

6049-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 19 95.

Notary Public

MY COMMISSION EXPIRES: 2/27/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Thomas Cain	Saxon Mortgage, Inc.	104-1-359
(NAME)	(NAME)	
415 St. Francis Street	4701 Cox Road, Suite 101	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37205	Glen Allen, VA 23060	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Claude H. Close and Marguerite C. Penix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Thomas Cain and wife, Karen Leigh Cain

HEREINAFTER CALLED THE GRANTEES, 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 Lots Nos. 26 and 27 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 26 and 27 front together 50 feet on the southerly side of St. Francis Avenue and run back 115.5 feet on the westerly line and 113 feet on the easterly line to a dead line, measuring 52 feet thereon.

BEING the same property conveyed to Claude H. Close and Marguerite C. Penix by Last Will and Testament of Mary Geneva Close, widow of Claude H. Close, Sr., filed of record in Book 9610, page 596, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 415 St. Francis Street, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 21st day of July, 19 95.

Claude H. Close

Marguerite C. Penix

BOOK 9738PG319

6049-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Claude H. Close and Marguerite C. Penix the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 21st day of July, 19 95.

My commission expires March 27, 1999

Ollie Mai Parsley
Notary Public

STATE OF CALIFORNIA
COUNTY OF Nevada

On this 20th day of July, 1995, before me personally appeared Claude H. Close, JR. CHC to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

Cindy Scott-Bigelow
NOTARY PUBLIC

My Commission Expires:

5-16-99 CHC

CINDY SCOTT-BIGELOW
Comm. # 1057406
NOTARY PUBLIC - CALIFORNIA
Nevada County
My Comm. Expires May 16, 1999

95 JUL 24 PM 1:11

REGISTER

0081605

3929 07/24 0101 03CHECK 194.00

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9738 PG 320

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK BANK 194.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

07/24/95 01 13:14 0001 3929

00081605
IDENTIF. REFERENCE

95 JUL 24 PM 1:11

REGISTER
DAVIDSON COUNTY, TN.

No. 933007