BOOK 10285 PG 626

# WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35111)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 11/28/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ann D. Cain (NAME) | United Companies Lending (NAME) | 83-5-408 |
| 1420 Stratton Avenue (ADDRESS) | 4041 Essen Lane (ADDRESS) | 23W-9760 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Baton Rouge, LA 70809 (CITY) (STATE) (ZIP) | |

FOR AND 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, Timothy J. Quain and Robert F. Clarke, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann D. Cain and Wesley Cain, both unmarried, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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:

The easterly half of Lot Number Six (6) in subdivision of the Ordway Property (formerly the Eighteenth Civil District) now in the City of Nashville, Davidson COunty, Tennessee, a plan of which is of record in Book No. 57, Page 88 of the Register's Office for Davidson County, Tennessee.

Said easterly half of Lot Number Six (6) fronts fifty (50) feet on the south side of Stratton Avenue, and extends back southwardly between parallel lines two hundred and thirty-three (233) feet, more or less, to an alley.

BEING the same property conveyed to Timothy J. Quain and Robert F. Clarke by deed from Frances V. Yeargin and Elizabeth Yeargin Whitley of record in Book 6484, Page 123, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as: 1420 Stratton Avenue, Nashville, TN 37206
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

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 unincumbered, 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 our hands this 5th day of December 19 96

Timothy J. Quain

Robert F. Clarke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy J. Quain and Robert F. Clarke, both unmarried

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge(s) that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of December 19 96.

Commission expires 11/28/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

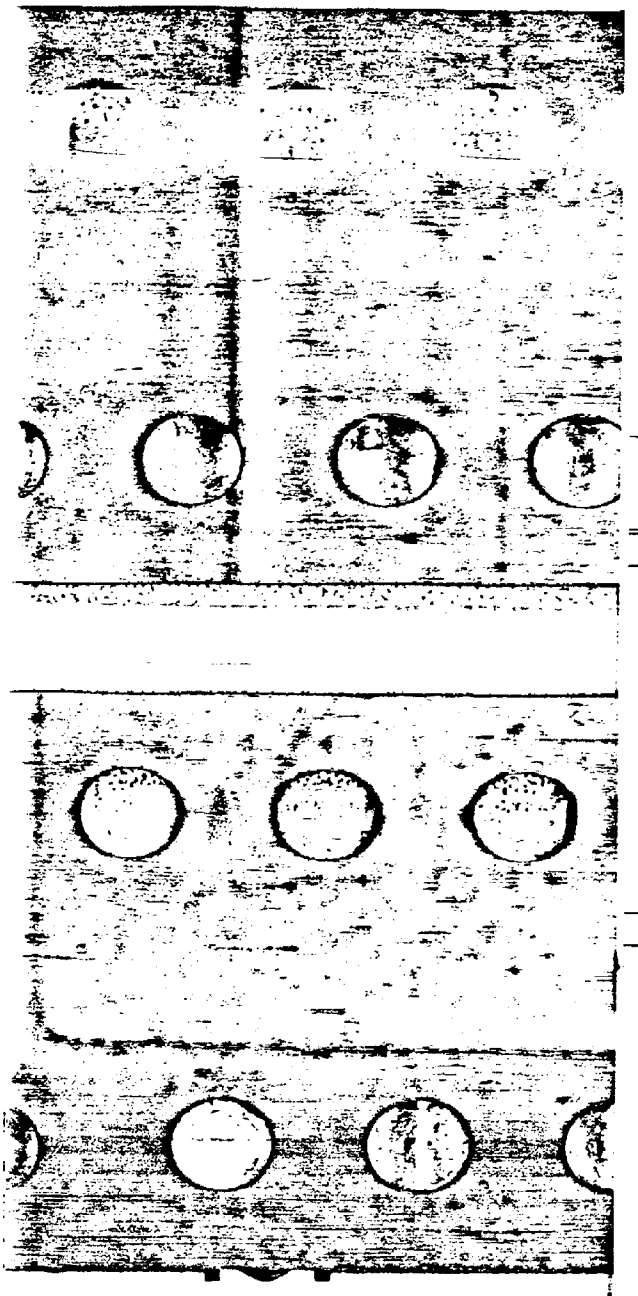
_____
Notary Public

0254307
IDENTIF. & REFERENCE

96 DEC -9 PM 4:12

ELIK
DAVIDSON COUNTY, TN.

3904 12/09 0101 03CHECK 534.40



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

RECEIVED OF _____

FOR _____

BOOK 10285 PG 628

| | | |
|---|---|---|
| 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 | |
| | | | 142000.00 | |
| | | | CON TX 525.40 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 534.40 | |
| | | | CHECK 534.40 | |
| 12/09/96 | 01 | 16:13 | 0001 | 3904 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02543O7
IDENTIF. A REFERENCE

96 DEC -9 PM 4:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1096544