10295:569

BOX 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,403.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF December, 19 96

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOSEPH B. CAIN (NAME)	Fleet Mortgage Corp. (NAME)	129-12-38
949 Percy Warner Boulevard (ADDRESS)	P. O. Box 100537 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Florence, SC 29501 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOHN M. LYNCH, JR., AND WIFE, ROSALYNE LYNCH

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JOSEPH B. CAIN AND WIFE, KATHRYN B. CAIN

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:
Being Lot No. 232 on the Plan of Warner Park Valley, as of record in Book 3600, page 12, 13 and 14, Register's Office for said County.

Said Lot fronts 104 feet on the westerly side of Percy Warner Boulevard and runs back 171.75 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear on which it measures 109 feet.

Being the same property conveyed to John M. Lynch, Jr., and wife, Rosalyne Lynch, by deed from Walter Barrett and wife, Margaret Barrett, of record in Book 4356, page 768, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Matter shown on the Plan of record in Book 3600, page 12, 13 & 14, Register's Office for said County.

2. Restrictive Covenants of record in Book 3466, page 89, made applicable in Book 3577, page 511, and as amended in Book 3702, page 465, said Register's Office.

This is unimproved ( ) improved (X) property, known as 949 Percy Warner Boulevard Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 18th day of December, 19 96.

John M. Lynch, Jr.
JOHN M. LYNCH, JR.

Rosalyne Lynch
ROSALYNE LYNCH

INDIVIDUAL ACKNOWLEDGMENTS:

R 10295 570

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOHN M. LYNCH, JR., AND WIFE, ROSALYNE LYNCH, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of December, 1996.

My Commission expires:
11/28/98

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

DEC 19 AM 11
DAVIDSON COUNTY TN.

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

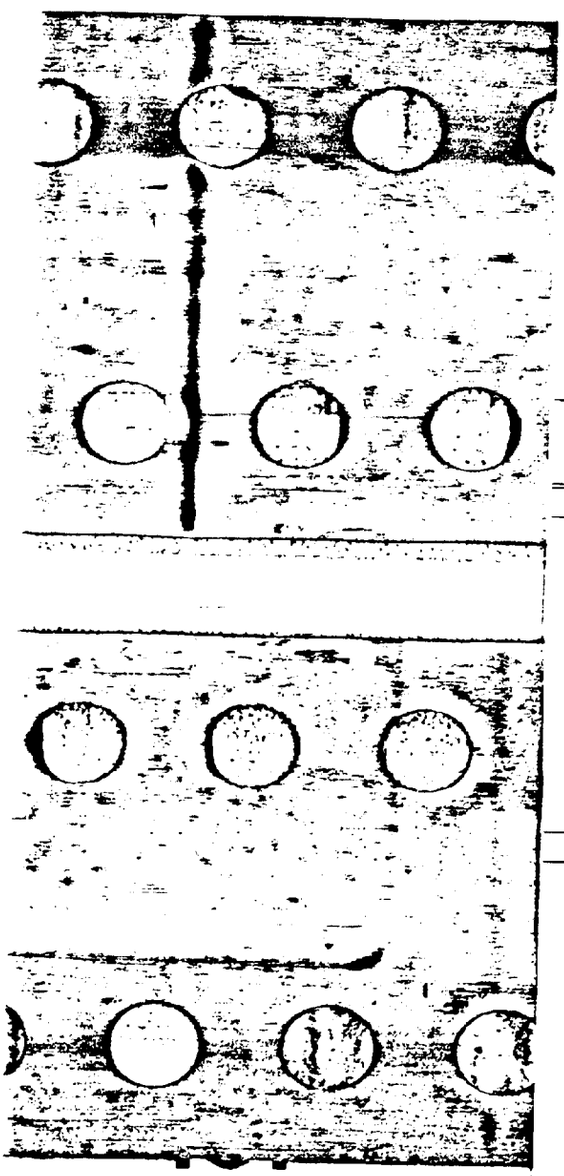
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

12/19 0101 03CHECK
547.00

570



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

RECEIVED OF _____

FOR _____

BOOK 10295 PG 571

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	145403.00
			CON TX	538.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	547.00
			CHECK	547.00
12/19/96	01		10:11 0001	7381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257349
IDENTIF. # REFERENCE
96 DEC 19 A 11:11
DAVIDSON COUNTY T.N.

No. 1099970