This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 10910 PG 979

ADDRESS NEW OWNER:
Stephen B. Cain et ux
748 Sweetwater Circle
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Freeman Webb Mortgage Corporation
545 Mainstream Drive, Suite 101
Nashville, Tennessee 37228

MAP **64-15**
GROUP **A**
PARCEL **73.C0**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Hardick and wife, Diane Hardick** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Stephen B. Cain and wife, Sara Russell Cain**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section Two, Plantation Walk, of record in Book 7900, page 848, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Robert Hardick and wife, Diane Hardick by deed from Gregory Boyd and wife, Rhonda Boyd dated February 10, 1997, of record in Book 10348, page 555, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 748 Sweetwater Circle, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien not yet due and payable. Map 64-15, Group A, Parcel 73.C0. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 7260, page 561; Book 7657, page 580; book 7675, page 426; Book 9036, page 329 and By-Laws of record in book 7620, page 583 and the Charter for the Homeowner's Association of record in Book 7661, page 32, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 571, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 25 foot easement for public utility purposes along the front and easterly lines; a 10 foot public utility and drainage easement along the north and west lines of said lot; a 20 foot reservation for right-of-way along the easterly line; a drainage easement across the northeast corner of said lot; and health department rules and regulations.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 24th day of April, 1998.

Robert Hardick

Diane Hardick

BOOK 10910 PG 981

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Hardick and wife, Diane Hardick**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of April, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

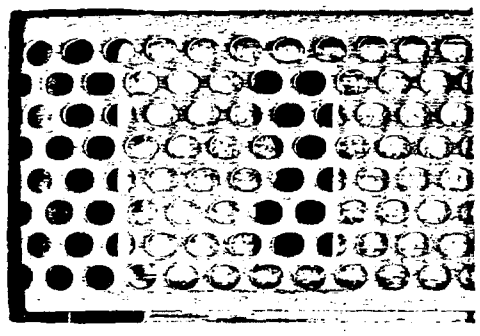
The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of April, 1998.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

0432361
IDENTIF. & REFERENCE
98 MAY -1 PM 2:36
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
1415 05/01 0101 03CHECK 494



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10910 PG 982

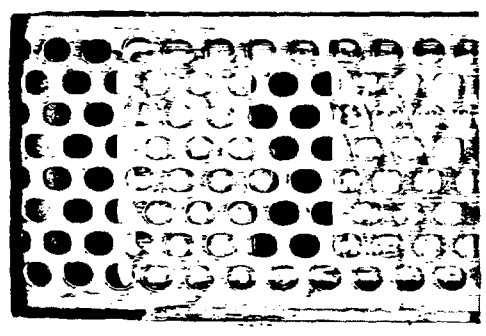
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 12.00
TOTAL 494.00
CHECK 494.00

05/01/98 01 14:39 0001 1415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



043236 I.
IDENTIF. ↑ REFERENCE

98 MAY -1 PM 2:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287495