PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 01/08/02 15:48 2pgs
Fees:13.00 Taxes:183.15

20020108-0003022

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **December, 2001** by and between **Helen Elizabeth Lee** , herein after referred to as GRANTOR, and **Donnie Cain** , herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING LOT NUMBER 35 ON THE MAP OF EASTMORELAND PLACE, OF RECORD IN BOOK 161, PAGE 170, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NUMBER 35 FRONTS 50 FEET ON THE NORTHERLY SIDE OF EASTMORELAND STREET AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BESSIE E. BURNS BY DEED FROM MRS. BEATRICE ARNOLD OF RECORD IN BOOK 1306, PAGE 506, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY LAST WILL AND TESTAMENT, DATED 3/24/75, PROBATED 3/3/78, OF RECORD IN WILL BOOK 123, PAGE 216, PROBATE COURT CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND RECORDED 1/3/80, OF RECORD IN BOOK 5550, PAGE 733, SAID REGISTER'S OFFICE.

This is improved/unimproved property known as: 117 Eastmoreland Street, Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Helen Elizabeth Lee

Helen Elizabeth Lee
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Helen Elizabeth Lee** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **December, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
Donnie Cain
117 Eastmoreland Street, Nashville, TN 37207

Send Tax Statements to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400, FRANKLIN, TN 37067

Map & Parcel No. 71-15-81

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$49,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **December, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1227