THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18783**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. CHRISTOPHER W. CAIN 1204 Belle Meade Boulevard Nashville, Tennessee 37205	UNION PLANTERS MORTGAGE 2019 Richard Jones Rd., #300 Nashville, Tennessee 37215	MAP 130-13 PAR 28 FB BM4550

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY N. WADE, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF WILLIE J. BUNTIN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER W. CAIN AND WIFE, HEATHER B. CAIN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1204 Belle Meade Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1th day of April, 2002.

Mary N. Wade

MARY N. WADE, DEVISEE UNDER THE
LAST WILL AND TESTAMENT OF WILLIE J. BUNTIN

Davidson County DEEDWARR
Recvd: 04/04/02 15:25 2pgs
Fees:13.00 Taxes:2682.50

20020404-0041403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY N. WADE, 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.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

Witness my hand, at office, this 1st day of April, 2002.

My Commission Expires: September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Revised Plan of B.E. Woodard's Warner Park Subdivision, as of record in Plat Book 1130, page 87, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Horatio B. Buntin and wife, Willie J. Buntin by deed from Dudley Bransford and wife, Genevieve Bransford of record in Book 4052, page 434, said Register's Office. The said Horatio B. Buntin has since died. The said Willie J. Buntin has subsequently died and devised said property to Mary N. Wade by Last Will and Testament appearing in Volume No. 2372/434922, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Rights of record in Book 716, pages 298 and 303; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 87, said Register's Office.