NEW OWNER:

MARK CAIN
127 Brookview Circle
Goodlettsville, TN 37072

SEND TAX BILLS TO: NEW OWNER

Map 49 Parcel 239

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 02-1493

Davidson County DEEDWARR
Recvd: 12/28/02 13:50 3pgs
Fees:18.00 Taxes:503.94

20021228-0161186

D E E D

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Six Thousand Two Hundred and 00/100 Dollars ($136,200.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FRANCES MARIE SOUTHERLAND, unmarried, and SARAH ELIZABETH SOUTHERLAND, TRUSTEE** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARK CAIN and wife, TABITHA CAIN (a 1/3rd undivided interest), JOHN CAIN and wife, DORIS CAIN (a 1/3rd undivided interest), and JONATHAN CAIN and wife, MISTY CAIN (a 1/3rd undivided interest)** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **12th** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in the 12th Civil District of Davidson County, Tennessee, described partly according to a survey made by Stephen A. Draper, Surveyor, February 1, 1962, as follows:

Beginning in the center of Knight Road or Ewing Pike at the northwest corner of the property conveyed to M. M. Cuniff by deed from Grover Cleveland Jackson, Jr. et al, of record in Book 3313, page 91, Register's Office for said county; thence with said Cunniff's northern boundary line, North 81-1/2° East 58 poles to the southeast corner of the Old McGinnis tract, and continuing with said Cunniff's northern boundary line, North 85° East 24 poles to a large white oak stump in the H. H. Wilkerson's west boundary line, being the northeast corner of lot No. 4 in the division of M. Phillips' land, of record in Will Book 9, page 485, County Court for said county; thence with said Wilkinson's western boundary line, North 1-1/2° West 108.80 poles to a hackberry; thence North 55° East 14 poles to an ash and elm; thence North 4-1/2° East 286 feet; thence North 72° West 431 feet; thence North 86° East 254 feet to an iron pin; thence South 36° West 569 feet; thence North 40° West 62 feet; thence South 41° 30' West 941 feet; thence South 33° 40' West 311 feet; thence South 9° 40' West 250 feet to the corner of Knight Road; thence with the center of same, South 7° 20' East 80 feet; South 14° 30' East 600 feet and South 16° East 131 feet to the beginning, containing 68.1 acres, more or less.

Being the same property conveyed to FRANCES MARIE SOUTHERLAND and J. F. SOUTHERLAND, SR. by deed from William Jennings Bryan Murphree and wife, Nell Thomas Murphree, dated May 1, 1962, and of record in Book 3374, page 573, Register's Office for Davidson County, Tennessee. J. F. Southerland, Sr. died testate, his will of record in Will Book 82, page 389, Probate Clerk's Office for said county, devising property to Leila Stephenson Southerland. Leila Stephenson Southerland died testate, her will of record in Will Book 152, page 167, Probate Clerk's Office for said county, devising the property to SARAH ELIZABETH SOUTHERLAND, TRUSTEE.

This description is the same as in the prior deed.

THIS IS UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 20th day of December, 2002.

Frances Marie Southerland
FRANCES MARIE SOUTHERLAND

Sarah Elizabeth Southerland, Trustee
SARAH ELIZABETH SOUTHERLAND, TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **FRANCES MARIE SOUTHERLAND and SARAH ELIZABETH SOUTHERLAND, TRUSTEE,** with whom I am personally acquainted, or proved to me on 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 20th day of December, 2002.

NOTARY PUBLIC

My commission expires: 10/12/2003

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The actual consideration or value, whichever is greater, for this transfer is **$136,200.00** .

AFFIANT

Sworn to and subscribed to before me this 20th day of December, 2002.

NOTARY PUBLIC

My commission expires: 10/12/2003