THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20328

Davidson County DEEDWARR
Recvd: 03/27/03 15:24 2pgs
Fees:13.00 Taxes:1050.80

20030327-0040452

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $284,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of MARCH, 2003.

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. and Mrs. David C. Cain 601 Dorshire Lane Nashville, TN 37221	Franklin American Mortgage Company 501 Corporate Centre Drive, #400 Franklin, TN 37067	MAP 142-16-A PAR 5.00 CO FB 09D 78350

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, WILLIAM ROBERT ABSTEIN, II AND WIFE ROBERTA WARREN ABSTEIN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID C. CAIN AND WIFE, ANDREA P. 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 601 Dorshire Lane, Nashville, Tennessee 37221.

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 24th day of MARCH, 2003.

WILLIAM ROBERT ABSTEIN, II

ROBERTA WARREN ABSTEIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM ROBERT ABSTEIN, II AND WIFE ROBERTA WARREN ABSTEIN, 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, at office, this 24th day of MARCH, 2003.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Devon Park Phase One, as of record in Plat Book 5200, pages 670 thru 672, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William Robert Abstein, II and spouse, Roberta Warren Abstein by deed from Steven A. Gibson and spouse, Sherrie C. Gibson of record in Book 9436, page 389, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6176, page 7 and amended in Book 6541, page 542 and Book 6967, page 156; (3) By-Laws of record in Book 8276, page 53; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 670 thru 672, said Register's Office.