THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 05/28/03 13:53 2pgs
Fees:13.00 Taxes:222.00
20030528-0071949

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Wanda Cain 2610 Buchanan Street Nashville, TN 37210-4109	Same	08106016300

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Margaret Jenkins O'Neal, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wanda Cain, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in 20th Councilmanic District of Davidson County, Tennessee, being part of Lots No. 4, 8 and 9 on the plan of J. Matt Williams Subdivision of Lot no. 8, Harding Bosley tract, as of record in Plat Book 332, page 54, Register's Office for said County, and more particularly described as follows:

Beginning on a concrete monument in the northerly right-of-way of Buchanan Street, approximately 287.1 feet west of the west right-of-way of 26th Avenue North; thence, along said Buchanan Street N 84 deg. 42' 15" W 62.54 feet; thence, leaving said north right-of-way, N 04 deg. 19' 17" E 149.72 feet to a drill hole; thence, N 78 deg. 51' 27" W 2.08 feet to a concrete monument at the southeast corner of Lot No. 110, shown on the plan Cumberland Gardens, Section Two, Plat Book 2854, page 92; thence, with said Lot No. 110, N 06 deg. 24' 03" E 9.81 feet to a concrete monument at the southwest corner of Lot No. 1, shown on the plan of Cumberland Gardens, Section Seven, Plat Book 3106, page 101; thence, with Lot No. 1, S 84 deg. 36' 43" E 63.00 feet; thence, S 03 deg. 28' 19" W 10.00 feet to a concrete monument at the northwest corner of Lot No. 2, shown on the plan of J. Matt Williams Subdivision, Plat Book 3842, page 47; thence, with said Lot No. 2, S 03 deg. 54' 00" W 149.67 feet to the point of beginning, according to a survey by Patrick S. Coode, Registered Land Surveyor, Tennessee No. 855, dated May 16, 2003.

Being part of the same property conveyed to Margaret Jenkins O'Neal by deed from M Lorenda Jenkins and wife, Maggie Jenkins, of record in Book 1972, page 179, said Register's Office.

This is improved property known as 2610 Buchanan Street, Nashville, Tennessee 37208-1942.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does

covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 19th day of May, 2003.

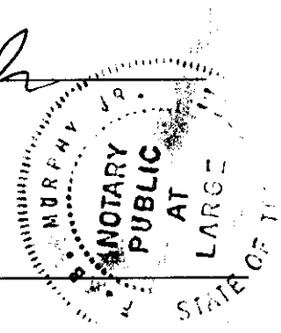
Margaret Jenkins O'Neal
MARGARET JENKINS O'NEAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret Jenkins O'Neal, the within named bargainer, 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.

Witness my hand and official seal at Franklin, Tennessee this 19th day of May, 2003.

J.B. Murphy Jr.
NOTARY PUBLIC



My Commission Expires: 5-28-06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Margaret Jenkins O'Neal
AFFIANT

Subscribed and sworn to before me this 19th day of May, 2003.

J.B. Murphy Jr.
NOTARY PUBLIC

My Commission Expires: 5-28-06.

