Davidson County DEEDWARR
Recvd: 09/30/03 11:01 2pgs
Fees:13.00 Taxes:473.60
20030930-0144082

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030358

Send Tax Bills To:
Amy Wells
20 Fawn Creek Pass
Nashville, TN 37214
New Owner is:
Amy Wells
20 Fawn Creek Pass
Nashville, TN 37214

MAP: 122-1A
PARCEL: 235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Greg L Cain** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amy Wells** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit A

Land in Davidson County, Tennessee, BEING Unit No. 10 on the Plan of Woodland Point, Phase III, a Private Element Horizontial Property Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record as Instrument No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee.
Being the same property conveyed to G. L. Cain, a single man, by Warranty Deed of record as Instrument 20020410-0044288, recorded 04/10/02, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of September, 2003.

GRANTOR:

Greg L. Cain

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Greg L Cain** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of September, 2003.

Melissa L. Collins
Notary Public

My Commission Expires: 3/24/04

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY TENN. My Commission Expires Mar. 24, 2004

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Affiant

SWORN TO and subscribed before me this 25th day of September, 2003.

NOTARY PUBLIC

My commission expires:

3/24/04

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY TENN. Mar. 24, 2004