Davidson County DEEDWARR
Recvd: 06/22/04 14:40 3pgs
Fees:18.00 Taxes:266.40

20040622-0073971

WARRANTY DEED

B-AFG-04-0123

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-07

(AFFIX SEAL)

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sharon Lucas	Argent Mortgage Co. LLC	
2610 Buchanan Street	(NAME) 333 Westchester Avenue, 1st Floor	81-6-163
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) White Plains, NY 10604	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF WANDA CAIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARON LUCAS AND HUSBAND, DAVID LUCAS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See attached Exhibit "A"

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 recrod 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 N84 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. 38' 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 N. 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 the same property conveyed to Margaret Hickman Cain by Affidavit of Heirship recorded on January 22, 2004 in Instrument Number 20040122-0008700, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Wanda Cain by Deed dated May 19, 2003 and filed for record on May 28, 2003 in Instrument Number 20030528-0071949, Register's Office for Davidson County, Tennessee. The said Wanda Cain died on August 13, 2003 in Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2610 Buchanan Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of June, 2004.

Jaunice Dominique Cain
Estate of Wanda Cain
Margaret K. Cain

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State,
_____,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged _____self to be the _____ of Estate of Wanda Cain, the within named bargainor, an estate, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the estate, by _____self as _____.

Witness my hand and official seal at
_____
on this 4th day of June, 2004.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT A

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Being the same property conveyed to Wanda Cain by Deed dated May 19, 2003 and filed for record on May 28, 2003 in Instrument Number 20030528-0071949, Register's Office for Davidson County, Tennessee. Said Wanda Cain having died intestate leaving Margaret Hickman Cain and Jasmine Dominique Cain her heirs at law as evidenced by Affidavit of Heirship recorded in Instrument Number 20040122-0008700, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.