STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of August, 2004.

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-19-07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/27/04 12:29 2pgs
Fees:13.00 Taxes:286.75
20040827-0103845

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert P. Cain, III
2505 Winford Avenue
Nashville, Tennessee 37211

SEND TAX BILLS TO:
220 Hemingway
Nashville, Tennessee 37215

MAP-PARCEL NUMBERS:
118-08-0-192.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ralph Michael Wair, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert P. Cain, III,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 93 on the plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County. Said Lot No. 93 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ralph Michael Wair, married, by Warranty Deed from Pauline Alexander, widow, of record in Instrument No. 20020820-0100736, Register's Office for Davidson County, Tennessee, dated August 13, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 161, Page 14 & 15, Register's Office for Williamson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2505 Winford Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 26th day of August, 2004.

Ralph Michael Wair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Michael Wair, married, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2004.

Notary Public

My Commission Expires: 11/2/05

