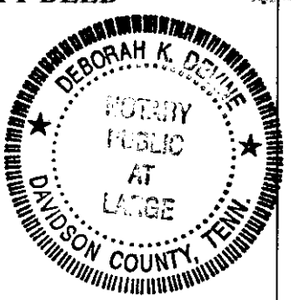
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,921.00

Michael L Cain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2004.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: ~~November 27, 2004.~~ 11/22/08
(AFFIX SEAL)

Return to: #1454

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 ~~Kenner~~ Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: OWNER ~~GroveCoeur Mortgage Associates, Inc.~~	MAP-PARCEL NUMBERS
Michael L. Cain		136-15-2
(NAME)	(NAME)	
2920 Harbour View Drive	~~1150 Hanley Ind. Ct.~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	~~Saint Louis, MO 63144~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/02/04 13:39 2pgs
Fees:13.00 Taxes:480.71

20041202-0143741

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roy Michael Kuzma and wife, Virginia Gail Kuzma, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Cain, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Harbour Town Village, Section I, as of record in Plat Book 4675, Pages 3 and 4, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 76 fronts 85.56 feet on the curving northeasterly side of Harbour View Drive and runs back between lines 140 feet on the northwesterly side line and 126.21 feet on the southeasterly side line to a line at the rear measuring 115.72 feet thereon.

Being the same property conveyed to Roy Michael Kuzma and wife, Virginia Gail Kuzma, by Warranty Deed from C. John Erwin and wife, Wilma Jean Erwin, of record in Book 5495, Page 608, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2920 Harbour View Drive, Nashville, TN 37217

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 23rd day of November, 2004.

Roy Michael Kuzma

Virginia Gail Kuzma

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Michael Kuzma and Virginia Gail Kuzma, 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 and official seal at Nashville, Tennessee this 23rd day of November, 2004.

Commission expires: ~~November 27, 2004~~ 11/22/08

Deborah K. Devine Notary Public

