FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lani G. Cain	New Owners	Map 107
1920 Dabbs Avenue		Group 05-0
Nashville, TN 37217		Parcel 011.00

FOR AND IN 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

Nathaniel V. Harris, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lani G. Cain and wife, Leonardo A. Hernandez
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:

BEING Lot No. 11, on the Plan of Bel-Air, Section One, of record in Book 2900, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 64 feet on the north side of Dabbs Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Nathaniel V. Harris and wife, Norma J. Harris by deed from Charles M. Bessent and wife, Reba N. Bessent and Clyde P. Bessent, of record in Book 4246, Page 319, Register's Office for said County, dated June 22, 1968. The said Norma J. Harris is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2959, Page 83 and Book 3096, Page 483, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Pages 27 and 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1920 Dabbs Avenue, Nashville, TN 37217

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 my hand this 21st day of June, 2005.

Nathaniel V. Harris

Nathaniel V. Harris

Davidson County DEEDWARR
Recvd: 06/23/05 09:49 2 pgs
Fees:13.00 Taxes:330.41

20050623-0072007

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 Nathaniel V. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2005.

My Commission Expires: 1/24/09

Notary Public

