#9994
Box 13

Davidson County DEEDWARR
Recvd: 07/21/05 15:20 3 pgs
Fees:18.00 Taxes:318.20
20050721-0085236

STATE OF TENNESSEE
COUNTY OF Davidson

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires May 28, 2008

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00.

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2005.

Notary Public
MY COMMISSION EXPIRES 5/28/08
File No. G5-5139D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jose Encalada (NAME)	New owner (NAME)	52-2-223
624 Neelys Bend (STREET ADDRESS)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Heirs of Henry L. Renegar**,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Encalada** 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: * Laura Nelle Cain Meers, Marshall L. Cain, Jr., Geraldine Cain Ellison, Annie Laura Renegar Barrett, and William B. Cain

LAND in Davidson County, Tennessee, being Part of Lot No. 5, on the plan of H.B. Chadwell Tract, as shown on plat of record in Plat Book 21, Page 61, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Henry L. Renegar and wife, Johnnie Myrtle Rodgers Renegar, by Deed from Jcobs H. Doyle, as Testamentary Trustee under will of Emma Myrtle Bass Rodgers, dated February 13, 1965, of Record in Book 3868, Page 862, Register's Office for Davidson County, Tennessee.
Johnnie Myrtle Rodgers Renegar having since died, vesting sole ownership in Henry L. Renegar as surviving tenant by the entirety.
Henry L. Renegar having since died intestate and vesting ownership in his heirs at law, Laura Nelle Cain Meers, Marshall L. Cain, Jr., Geraldine Cain Ellison, Annie Laura Renegar Barrett, and William B. Cain, by Affidavit of heirship of record as Instrument #20050721-0085235, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Laura Nell Cain Meers is signed by her duly appointed Attorney-in-fact William C. Cain, pursuant to the Power of Attorney recorded as Instrument #20050721-0085232, said Register's Office.
The signature of Marshall L. Cain, Jr. is signed by his Attorney-in-Fact William C. Cain, pursuant to the Power of Attorney recorded as Instrument #20050721-0085233, said Register's Office.
The signature of Geraldine Cain Ellison is signed by her Attorney-in-Fact William C. Cain, pursuant to the Power of Attorney recorded as Instrument #20050721-0085234, said Reigster's Office.

This is improved (XX) property, known as 624 Neelys Bend , Madison, TN 37115.

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. Whenever 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 30th day of June, 2005.

Heirs of Henry L. Renegar

William B. Cain

William B. Cain

Annie Laura Renegar Barrett by William B Cain POA

Annie Laura Renegar Barrett

Laura Nell Cain Meers by William B Cain POA

Laura Nell Cain Meers, by William B. Cain, Attorney-in-Fact

Marshall L. Cain, Jr. by William B Cain POA

Marshall L. Cain, Jr., by William B. Cain, Attorney-in-Fact

Geraldine Cain Ellison by William B Cain POA

Geraldine Cain Ellison, by William B. Cain, Attorney-in-Fact

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 William C. Cain and Annie Laura Renegar Barrett, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2005.

My Commission Expires: 1-18-06

Dawn N Cain

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2005.

My Commission Expires:_____

_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William C. Cain, attorney-in-fact for Laura Nell Cain Meers, Marshall L. Cain, Jr., and Geraldine Cain Ellison, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2005.

My Commission Expires: 1-18-06

Dawn N Cain DNC

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066