2886
box 180

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
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Davidson County DEEDWARR
Recvd: 05/30/07 13:40 3 pgs
Fees:18.00 Taxes:536.50
20070530-0064145

W & I Ref: Title No: 48608

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Katherine D. Cain 7429 Maggie Drive Antioch, Tennessee 37013	Mortgage Resources Inc 3441 Lebanon Pike # 112 Hermitage TN 37076

TAX MAP-PARCEL NUMBERS: 182060A00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy T. Allinder, married and Elizabeth Allinder Broughton, married,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Katherine D. Cain, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One, Old Hickory Hills of record in Document No. 20011023-0115382 Register's Office for said County.

SAID Lot No. 6 fronts 60.00 feet on the westerly margin of Maggie Drive and extends back between parallel lines 150 feet to a dead line in the rear.

BEING the same property conveyed to Roy T. Allinder and Elizabeth M. Allinder by deed dated June 26, 2003 from Thoroughbred Construction, LLC, a Tennessee Limited Liability Company of record in Document No. 20030708-0093455 Register's Office for Davidson County, Tennessee. The said Elizabeth M. Allinder has since married and is now known as Elizabeth Allinder Broughton.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Document No. 20011023-0115382, said Register's Office, which Plan shows a 20 foot minimum building setback line from Maggie Drive together with a designated building site, and 20 foot easement for public utility purposes along the easterly front line of said lot; Stormwater Detention Agreement of record in Document No. 20010306-0021333, said Register's Office; Easement to the United Telephone Company of record in Document No. 20020123-0009339, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Document No. 20020116-0006750, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Roy T. Allinder and spouse, Karen Allinder by Elizabeth Allinder Broughton pursuant to a Power of Attorney executed by them on the 23 day of May 2007, of record in Instrument No. 20070530006414 4, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

Karen Allinder and Gregory J. Broughton join in this conveyance solely to waive any and all marital interest she and he may have in subject property.

This is improved property, known as: 7429 Maggie Drive, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of May, 2007.

Roy T. Allinder by Elizabeth Allinder Broughton — Elizabeth Allinder Broughton

Roy T. Allinder By: Elizabeth Allinder Broughton, Atty-in-Fact

Elizabeth Allinder Broughton

Karen Allinder by Elizabeth Allinder Broughton — Gregory J. Broughton

Karen Allinder By: Elizabeth Allinder Broughton, Atty-in-Fact

Gregory J. Broughton

State of TENNESSEE
County of DAVIDSON

On this 29th day of May, 2007, before me the undersigned authority, personally appeared **Elizabeth Allinder Broughton and Gregory J. Broughton** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $145,000.00.

Affiant

Sworn and subscribed before me this 29th day of May, 2007.

My Commission Expires: 11/14/09 — Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

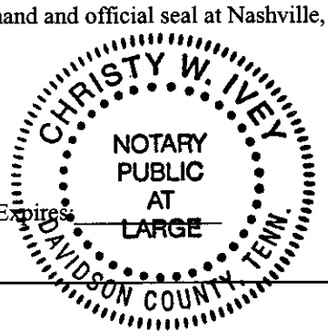
Notary Public

WIdoc: Deed Wty—12/92

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, **Elizabeth Allinder Broughton** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Roy T. Allinder and Karen Allinder** as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2007.



Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Roy T. Allinder, married, Elizabeth Allinder Broughton, married

TO: Katherine D. Cain, married

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principals thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

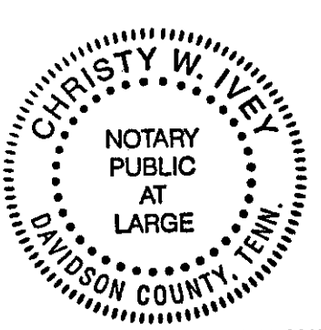
Elizabeth Allinder Broughton, Affiant

Sworn to and subscribed before me this

29th day of May, 2007

Notary Public

My Commission Expires:



My Commission Expires JULY 21, 2007