20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/07 10:41 2 pgs
Fees:13.00 Taxes:408.85

20070821-0099970

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 2007

Notary Public

MY COMMISSION EXPIRES: 8/22/07

DANIEL DAVIS SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy K. Cain (NAME)	Countrywide Bank, FSB (NAME)	MAP 26.01
1435 Sandy Valley Road (ADDRESS)	750 Old Hickory Blvd., #180 (ADDRESS)	PARCEL 80.00
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, Kathryn Hunt and Linda White, Devisee's of the Last Will and Testament of Myrtle A. Freeman, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy K. Cain and wife, Tonya L. Cain

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, described as follows, to-wit: Being the Easterly 12 feet of the property conveyed to Uvie C. Kimmel by deed from W.A. Myers, Sr., Executor as of record in Book 2638, Page 279, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the Northerly margin of Long Hollow Pike, corner to Freeman, thence North 20 degrees 45 min. West 163 feet to a point in a rock wall, said point being 2-9 feet West of the corner of a garage, thence with rock wall South 65 degrees 30 min. West 12 feet; thence South 20 degrees 45 min. East 163 feet to the Northerly margin of Long Hollow Pike; thence North 68 degrees 45 min. East 12 feet to the beginning.

BEING the same property conveyed to Morris H. Freeman and wife, Myrtle A. Freeman by Warranty Deed dated April 9, 1964, from Olva H. Dorris and husband, Reynold B. Dorris, of record in Book 3708, Page 587, Register's Office for Davidson County, Tennessee. The said Morris H. Freeman, having pre-deceased Myrtle A. Freeman, whom has since died on March 22, 2007 in Davidson County, Tennessee. BY Last Will and Testament of Myrtle A. Freeman, Probate No. 07P-596, dated 04/18/07, Probate Court for Davidson County, Tennessee, the property herein was devised to Kathryn Hunt and Linda White.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 110 East Cedar Street, Goodlettsville, TN 37072
(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 hand s this 20th day of August 2007

Kathryn Hunt
Kathryn Hunt

Linda White
Linda White

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 Kathryn Hunt and Linda White

the bargainor s, 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 Goodlettsville, Tennessee, this 20th day of August 2007.

Commission expires 9/22/07

DANIEL C. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public