Davidson County DEEDWARR
Recvd: 08/29/07 11:21 2 pgs
Fees:13.00 Taxes:873.20

20070829-0103655

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $236,000.00

Affiant

Subscribed and sworn to before me
This 24 day of August 2007

Notary exp: 5/7/11

Address of new owners:
455 2nd Avenue South
Nashville, TN 37201

Send tax bills to:
Edward Jones Mortgage, LLC
P.O. Box 1857
Minneapolis, MN 55402

Map & Parcel:
093-10-0A-455 CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Michael E. Bunton and wife, Amy H. Bunton** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jay E. McCain and Husband, Ross M. McCain and Zachary M. McCain, 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 Unit No. 455 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a Plan recorded in Book 6250, Page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, thereto, of record in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael E. Bunton and wife, Amy H. Bunton by deed from Kolleen B. Hudgins, A Widow, Now Unmarried of record in Book 11390, Page 278 dated March 16, 1999 in the Register's Office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **455 2nd Avenue South Nashville, TN 37210** 01

OR The property is unimproved.

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 they 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 themselves, their 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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

FILE BOX 45

Witness our hands this 27 day of August, 2007.

Michael E. Bunton

Amy H. Bunton

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 Michael E. Bunton and wife, Amy H. Bunton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 27 day of August, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007