THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 219,000.00

Gloria H. Field
Affiant

Davidson County DEEDWARR
Recvd: 06/04/02 16:07 2pgs
Fees:13.00 Taxes:810.30
20020604-0067790

Subscribed and sworn to before me, this 31st day of May, 2002

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: 10-17-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GLORIA H. FIELD 2401 Oakland Avenue Nashville, Tennessee 37212	HOMECOMINGS FINANCIAL NETWORK 6525 Morrison Boulevard #333 Charlotte, North Carolina 28211	MAP 104-16 PARCEL 200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETEEN THOUSAND AND NO/100---------- ($ 219,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , PENELOPE S. TESELLE, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto GLORIA H. FIELD, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 166 on the Plan of Belmont Land Company's Plan of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID portion of Lot No. 166 fronts 44.15 feet on the westerly margin of Oakland Avenue and extends back between parallel lines with the northerly margin of Linden Avenue 175.0 feet to an alley.

BEING the same property conveyed to Eugene A. TeSelle and wife, Penelope S. TeSelle by deed from Eunice Campbell Green, unmarried, of record in Book 7009, page 696, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Penelope S. TeSelle by Quitclaim Deed from Eugene A. TeSelle, Jr., a married person, of record in Book 9676, page 612, said Register's Office. Eugene A. TeSelle, Jr. being one and the same person as Eugene A. TeSelle.

EUGENE A. TESELLE, spouse of Penelope S. TeSelle, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 2401 Oakland Avenue, Nashville, Tennessee 37212

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Plan of record in Book 421 , page 34 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 31st day of May, 2002.

PENELOPE S. TESELLE

EUGENE A. TESELLE

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 PENELOPE S. TESELLE and EUGENE A. TESELLE, 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 this 31st day of May, 2002.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public