THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2007 Notary Public MY COMMISSION EXPIRES 4-26-08 AT (AFFIX SEAL) JAMES A. WAECHTER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene TeSelle	SunTrust Mortgage Inc.	MAP 104-12
1925 19 th Ave. South	201 4th Ave. North, 7th Floor	PARCEL 170
Nashville, TN 37212	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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, **Lee D. Babcock and wife, Martha Babcock**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eugene TeSelle and wife, Penelope S. TeSelle**

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 the northerly fifty (50) feet to Lot No. 56 in the Plan of Christopher & Kirkman's Belmont Park Subdivision, a plan of which is of record in Book 57, page 158 and Book 421, page 15, Registers office for Davidson County, Tennessee.

Said part of Lot NO. 56 fronts fifty (50) feet on the westerly side of 19th Avenue South, formerly Avondale Avenue, and runs back between parallels line one hundred and fifty-nine (159) feet to an alley.

Being the same property conveyed to Lee D. Babcock and spouse Martha Babcock by deed from Robert J. Chatham and Marcy A. Harris of record in Instrument No. 200406160071487, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1925 19 th Ave. South, Nashville, TN 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 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( ) this the 30th day of March, 2007.

Lee D Babcock by Jane Harrell Attorney in Fact

Lee D. Babcock by Jane Harrell, Attorney in Fact

Martha Babcock by Jane Harrell Attorney in Fact

Martha Babcock by Jane Harrell, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 04/03/07 08:22 2 pgs
Fees:13.00 Taxes:1961.00

20070403-0039463

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 **Jane Harrell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that SHE executed the within instrument on behalf of Lee D. Babcock, as HIS Attorney in Fact, as the free act and deed of the within named Lee D. Babcock.

Witness my hand and official seal this the 30th day of March, 2007.

My Commission expires 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

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 **Jane Harrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Martha Babcock**, as HER Attorney in Fact, as the free act and deed of the within named **Martha Babcock**.

Witness my hand and official seal this the 30th day of March, 2007.

My Commission expires 1-26-09

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN