This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/02/07 11:58 2 pgs
Fees:13.00 Taxes:148.00
20070702-0078596

ADDRESS NEW OWNER:
Southeast Real Estate Development LLC
PO Box 282102 , Nashville, TN 37228
MORTGAGEE:
First Bank
615 Memorial Blvd, Murfreesboro, TN 37129

SEND TAX BILL TO:
Owner

MAP 81-7
GROUP
PARCEL 240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dominic Decesare, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Southeast Real Estate Development, LLC**, hereinafter called the GRANTEE, his 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 Lot No. 57 and the southerly 5 feet of Lot No. 58 on the Map of W M Butler's Subdivision, of record in Plat Book 57, page 98, Register's Office, Davidson County, Tennessee.

Said Lot No. 57 and the southerly part of Lot No. 58 front together 55 feet on the easterly side of 16th Avenue North, formerly Butler Street, and run back between parallel lines 140.6 feet, more or less, to an alley.

Being the same property conveyed to Dominic Decesare, unmarried by deed from Allison H. Grayson of record in Instrument No. 20070312-0029771, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **unimproved** property known as **1918 16th Avenue North, Nashville, Tennessee.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 my hand this the 28th June day of ~~May~~, 2007.

Dominic Decesare

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dominic Decesare**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of June ~~May~~, 2007.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $40,000.00 ~~$45,000.00~~

AFFIANT

Subscribed and sworn to before me on this 28th day of June ~~May~~, 2007.

Stacey Denson Palmer
NOTARY PUBLIC

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2007