PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref(db) Title No: 49062
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/22/08 13:36 3 pgs
Fees:18.00 Taxes:1267.25
20080222-0017596

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Roger S. Baskin 125 Rue De Grande Brentwood, Tennessee 37027	Same

TAX MAP-PARCEL NUMBERS: 10416038800

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$342,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tenn Nashville Properties, LLC, a corporation, and Monica Edwards, Conservator for Albon Cane,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Roger S. Baskin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 59 feet front and 39.3 feet rear of Lot No. 74 in the Belmont Land Company's Plan, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 59 feet on the south side of Elmwood Avenue, and runs back 188 feet on the easterly line and 189 feet on the westerly line, along the easterly margin of an alley, to another alley in the rear, measuring 39.3 feet thereon.

Being the same property conveyed to Elder David Cane and wife, Obera A. Cane by deed from Billie Jean Moore, a single woman, of record in Book 3701, page 486, said Register's Office, dated and executed on Feb. 28, 1964 and recorded on Feb. 28, 1964, in the Register's Office for Davidson County, Tennessee. The said Elder David Cane and Obera A. Cane have since died, with Obera A. Cane predeceasing Elder David Cane. The said Elder David Cane, remarried to Rachel Batts Cane, devised subject property to the said Rachel Batts Cane, in Will Book 154, page 151 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. By Quitclaim Deed of record in Book 6813, page 48, said Register's Office, Rachel Batts Cane, a widow, conveyed subject property to Albon Lee Cane and Shekela M. Cane, brother and sister, as tenants in common. By Quitclaim Deed of record in Book 7067, page 946, said Register's Office, Albon Lee Cane conveyed his interest in subject property to Shekela M. Cane. The said Shekela M. Cane conveyed her interest in subject property to Lonnie M. Cane, by Quitclaim Deed of record in Book 8841, page 249, said Register's Office. By Quitclaim Deed of record in Doc. No. 20040924-0115323, said Register's Office, Lonnie M. Cane, married, conveyed his interest in subject property to TENN Properties, LLC. The said TENN Properties, LLC has since changed it's name to TENN Nashville Properties, LLC. An Agreed Order Resolving Certain Issues for Trial and Setting Forth the Disposition of the Property at 1517 Elmwood Avenue and Related Matters Involving this Litigation is of record Doc. No. 20080125-0008202, said Register's Office, setting forth the (50%) fifty percent interest of Albon Cane in subject property. Monica Edwards is appointed as Conservator for the said Albon Cane in Docket No. 04P-1498, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Recorded prior hereto and simultaneous herewith in Instrument No. 20080222001759 5, is an Order Granting Motion to Approve Sale of Property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 34, said Register's Office.

This is improved property, known as: 1517 Elmwood 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14 day of February, 2008.

Tenn Nashville Properties, LLC

By: Lonnie Cane Lonnie C. Cane
Title: Managing Member

Tenn Nashville Properties, LLC

By: Kathryn Cane Kathy Cane
Title: Member

Albon Cane

Monica Edwards, Conservator Monica Edwards, Conservator

State of Maryland
County of Prince George's

Before me, the undersigned, personally appeared Lonnie Cane and Kathryn Cane with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Managing Member & Member, respectively (or other officer authorized to execute this instrument) of **Tenn Nashville Properties, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 14 day of February, 2008.

Notary Public

My Commission Expires: 8/1/2009

DANIEL SHEA NOTARY PUBLIC PRINCE GEORGE'S CO. MD

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 , **Monica Edwards** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Albon Cane** , as Conservator, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2008

Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $342,500.00

Affiant

Sworn and subscribed before me this the 15th day of February, 2008.

Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN