THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,000.00. Michael K. Cain Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2008. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/21/08 10:21 2 pg
Fees:13.00 Taxes:950.90
20080821-0085900

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Cain	owner	MAP 104-07
2601 Belcourt Ave.		PARCEL 300
Nashville, TN 37212		
(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, **Eugene A. TeSelle, Jr. and wife, Penelope TeSelle**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael K. Cain and Tyler D. Cain as Joint Tenants with Right of Survivorship**

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 easterly 52 feet of Lot number 32 on the map showing Rich's Re-Subdivision of Lots number 17, 18, 19, 33, 34 and 35 and the original Lots numbered 20 to 32, inclusive, and Lots numbered 36 to 48, inclusive, in Stokes and Marshall's Subdivision, as of record in Book 547, page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot number 32 fronts 52 feet on the southerly side of Belcourt (formerly Stokes) Avenue and runs back between parallel lines with the westerly margin of 26th Avenue South, 168.5 feet to an alley.

Being the same property conveyed to Eugene A. TeSelle by Quitclaim Deed of record in Book 9676, page 608, said Register's Office. The spouse of Eugene TeSelle, Penelope TeSelle, joins in this conveyance.

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 **(X)** IMPROVED property known as **2601 Belcourt Ave., 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 hands this the 18th day of August, 2008.

Eugene A. TeSelle, Jr.

Penelope 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 **Eugene A. TeSelle, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2008.

My Commission expires 1-9-12

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 **Penelope TeSelle** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2008.

My Commission expires 1-9-12

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

Notary Public