WARRANTY DEED	State of Tennessee County of Davidson
RETURN TO: **Harris Title & Escrow, LLC** **40 Burton Hills Blvd., #150** **Nashville, TN 37215**	The actual consideration or value, whichever is greater, for this transfer is **$585,000.00** Affiant Subscribed and sworn to before me, this the 1st day of September, 2009. Notary Public My Commission expires: November 28, 2011 (AFFIX SEAL)

DIANA AUBREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Phillip Beaulieu, Jr. **Dawn Borromeo Beaulieu**	SunTrust Mortgage, Inc.	**Map 104-16 Parcel 180.00**
1910 Beechwood Ave.	P.O. Box 79041	
Nashville, TN 37212	Baltimore, MD 21279-0041	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James W. Felch, married, and Thomas G. Felch, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Beaulieu, Jr. and Dawn Borromeo Beaulieu

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:

Being part of Lot No. 218 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights" as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of Beechwood Avenue, at a point 15 feet West of the Southeast corner of said Lot No. 218; thence North 183 1/2 feet, more or less, to the South margin of an alley, being 17.3 feet West of the Northeast corner of said Lot No. 218; thence with the South margin of said alley, West 56.7 feet; thence South 183 feet, more or less, to the North margin of said Avenue; thence East with the North margin of said Avenue, 54.7 feet to the beginning.

Being the same property conveyed to James W. Felch, married, and Thomas G. Felch, unmarried, as joint tenants with the right of survivorship, by Warranty Deed dated October 26, 2005 from Jennings B. Loring, sole heir at law of Nellie Gray Loring, of record in Instrument No. 20051028-0130647, Register's Office for Davidson County, Tennessee. Thomas G. Felch having since married.

Christina M. Felch, spouse of the above named Thomas G. Felch, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including marital rights and homestead exemptions.

Barbara Felch, spouse of the above named James W. Felch, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including marital rights and homestead exemptions.

This instrument is being executed on behalf of James W. Felch and Barbara Felch, pursuant to a Power of Attorney executed by same on the 28th day of August, 2009, of record in Instrument No. 20090908-0084106, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Thomas G. Felch and Christina M. Felch, pursuant to a Power of Attorney executed by same on the 28th day of August, 2009, of record in Instrument No. 20090908-0084107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1910 Beechwood Ave., Nashville, TN 37212**

BILL GARRETT, Davidson County
Trans: T20090061544 DEEDWARR
Recvd: 09/08/09 14:22 2 pgs
Fees: 13.00 Taxes: 2164.50

20090908-0084108

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 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 my/our hand(s) this **1st** day of **September, 2009.**

James W. Felch by Allen Huggins atty in fact
James W. Felch by Attorney-in-Fact Allen Huggins

Barbara Felch by Allen Huggins atty in fact
Barbara Felch by Attorney-in-Fact Allen Huggins

Thomas G. Felch by Allen Huggins atty in fact
Thomas G. Felch by Attorney-in-Fact Allen Huggins

Christina M. Felch by Allen Huggins atty in fact
Christina M. Felch by Attorney-in-Fact Allen Huggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **James W. Felch and Barbara Felch**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **James W. Felch and Barbara Felch**, for the purpose therein contained, by signing the names of **James W. Felch and Barbara Felch**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2009.

Diana Aubin
Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission expires: Nov 28, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Thomas G. Felch and Christina M. Felch**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Thomas G. Felch and Christina M. Felch**, for the purpose therein contained, by signing the names of **Thomas G. Felch and Christina M. Felch**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2009.

Diana Aubin
Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission expires: Nov 28, 2011