THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N15993

BILL GARRETT, Davidson County
Trans:T20090066741 DEEDWARR
Recvd: 10/01/09 09:52 2 pgs
Fees:13.00 Taxes:62.90
20091001-0091043

Property Address:
64 Fain Street, Nashville, TN 37210 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Thomas Shute**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Nery A. Polanco Burgos, _____, and Jose Casco, _____**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the west 30 feet of the east 73.5 feet of Lot No. 119 and the west 30 feet of the east 73.5 feet of the south half of Lot No. 118 on the map of Maury and Claiborne's Addition, of record in Book 21, Page 84 and 85, Register's Office for Davidson County, Tennessee, and described according to a survey made of Lewis D. Justice, Surveyor, June 20, 1945, as follows:

Beginning at a point in the north margin of Fain Street 91.5 feet east of the east margin of Maury Street at the southeast corner of the property conveyed to Emma Fleming by deed from Phil Cohen and wife, of record in Book 1282, Page 349, said Register's Office; thence along Fleming's east line northerly 52.5 feet to a point; thence easterly 30 feet to a point which is 43.5 feet west of the west margin of an alley; thence southerly parallel to said alley and 43.5 feet west of the same, 52.5 feet to the north margin of Fain Street; thence with the margin of the same westerly 30 feet to the point of beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Mildred Shute by virtue of a quit claim deed from Emma Fleming, dated May 27, 1982, and recorded May 27, 1982, in the Register's Office for Davidson County, Tennessee, in Book 5891, at Page 228. The said Mildred Shute (wife of Thomas Shute, the grantor herein) having since died intestate on October 23, 1997, thereby vesting title in Thomas Shute by virtue of the laws of descent and distribution.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 19th day of September, 2009.

Thomas O. Shute Jr. {Seal}
Thomas Shute

State of TENNESSEE
County of Davidson

On this the 19th day of September, 2009, before me, the undersigned officer, personally appeared Thomas Shute, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sanya L. Arbogast
Notary Public

My Commission expires: 8/5/13

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $17,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jerry R. Slater
Affiant

Sworn to and subscribed before me, this the 19th of September, 2009.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sanya L. Arbogast
Notary Public

My Commission expires: 8/5/13

Name of Owner and Property Address:
Nery A. Polanco Burgos and Jose Casco
2022 Pearson Lane
LaVergne, TN 37086

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
Nery A. Polanco Burgos and Jose Casco
2022 Pearson Lane
LaVergne, TN 37086

Phone: _____

Tax Parcel ID#: 093-16-0-119.00