WARRANTY DEED

DAVID PAUL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 21, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noah B. Cain and Rachel G. Parham	PrimeLending	
(NAME)	(NAME)	
305 Melpar Drive	18111 Preston Rd., Suite 900	148-13-0-030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75252	
(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, Shane Merrill Facio, married and Martha A. Mancinelli, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Noah B.Cain, unmarried, and Rachel G. Parham, unmarried, 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 Lot No. 80 on the Plan of Locustwood, Section Three, as of record in Book 2663, page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Woodrow Sales and wife, Wanda Mays-Sales, by Deed from Robert J. Alley and Lynda Marie Alley, dated April 6, 2001 and recorded April 16, 2001, of record as Instrument No. 20010416-0036991, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. sbm Bank One National Association as for RASC 2001KS2, by Substitute Trustee's Deed from Patrick A. Taggert as Substitute Trustee, dated October 1, 2009 and recorded October 6, 2009, of record as Instrument No. 20091006-0092840, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luciano Scala, married, by Special Warranty Deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. sbm Bank One National Association as for RASC 2001KS2, dated November 20, 2009, and recorded November 30, 2009 of record as Instrument No. 20091130-0108905, Register's Office for Davidson County, Tennessee. The said Luciano Scala having since conveyed his interest in said property to Luciano Scala and Shane Merrill Facio, as joint tenants with rights of survivorship, by Quitclaim Deed recorded December 3, 2009. By Quitclaim Deed recorded March 16, 2010, of record as Instrument No. 20100316-0019783, said Register's Office, Luciano Scala conveyed his 50% interest in said property to Martha A. Mancinelli.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The above description is the same as the prior Deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

unimproved

This is improved ✓ property, known as 305 Melpar Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100038957 DEEDWARR
Recvd: 06/25/10 15:08 2 pgs
Fees:13.00 Taxes:425.50

20100625-0049948

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 18TH day of June, 2010.

Shane Merrill Facio

Martha A. Mancinelli

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shane Merrill Facio and Martha A. Mancinelli, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 18 day of JUNE, 2010.

NOTARY PUBLIC

My Commission Expires: _____

DAVID PAUL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 21, 2011