WARRANTY DEED

State of Tennessee)
County of Davidson)

G#3618-2

The actual consideration or value, whichever is greater, for this transfer is **$261,270.00.**

Affiant

Davidson County DEEDWARR
Recvd: 04/30/07 15:00 2 pgs
Fees:13.00 Taxes:966.70
20070430-0051382

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23rd day of April, 2007.

Notary Public

My commission expires: 3-20-2010

(AFFIX SEAL)

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
DOROTHY AMANDA DURAND	Gateway Funding Diversified	**Map 083-01-0, Parcel 307.00**
1301 Greenwood Avenue	300 Welsh Rd. Bldg. 5	
Nashville, TN 37206	Horsham, PA 19044	

FOR AND IN 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,

LYNN D. KASPER and husband, MATTHEW S. CHIORINI

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

DOROTHY AMANDA DURAND

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 1 on the Plan of John W. Love's Subdivision of Greenwood, as of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lynn D. Kasper and husband, Matthew S. Chiorini, by Warranty Deed dated April 25, 2005, from Charles William Ashworth and wife, Andrea Ashworth, of record in Instrument No. 20050426-0046555, 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 herein.

THIS instrument is being executed in behalf of Lynn D. Kasper and husband, Matthew S. Chiorini, pursuant to a Power of Attorney executed by them on the 18th day of April, 2007, of record in Instrument No. 20070430-0051381 **, Register's Office for Davidson, County, Tennessee.**

This is IMPROVED (__X__) unimproved (____) property, known as: **1301 Greenwood Avenue, Nashville, TN 37206** .

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 my/our hand(s) this **23rd** day of **April, 2007.**

Lynn D. Kasper
LYNN D. KASPER

By: Jennifer Johnson, Atty in Fact
JENNIFER JOHNSON, ATTORNEY-IN-FACT

Matthew S. Chiorini
MATTHEW S. CHIORINI

By: Jennifer Johnson, Atty in Fact
JENNIFER JOHNSON, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **JENNIFER JOHNSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **LYNN D. KASPER and husband, MATTHEW S. CHIORINI,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **LYNN D. KASPER and husband, MATTHEW S. CHIORINI,** for the purpose therein contained, by signing the name of **LYNN D. KASPER and husband, MATTHEW S. CHIORINI,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **April, 2007.**

Katherine Goodson
Notary Public

My Commission Expires: 5/30/07

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.