Notary Seal present,
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State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$89,000.00.**

Bill Garrett
Davidson County Register of Deeds

Affiant

Subscribed and sworn before me this 2nd day of **January, 2008.**

Notary Public My Commission Expires: 3-20-10

Davidson County DEEDWARR
Recvd: 01/14/08 16:06 2 pgs
Fees:13.00 Taxes:329.30
20080114-0004304

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Edi Pineda **3600 Benfield Drive** **Antioch, TN 37013**	**3593 Pin Hook Road** **Antioch, TN 37013**	**Edi Pineda** **3600 Benfield Drive** **Antioch, TN 37013**

Map 164 Parcel 216

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELIZABETH BEEMAN, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

EDI PINEDA AND WIFE, LIDIA PINEDA

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Pin Hook Road, thence south 86 degrees 24 minutes 15 seconds, east 152.18 feet eastwardly with said margin to an iron pin; thence south 10 degrees 50 minutes 15 seconds east 213.25 feet to an iron pin; thence south 25 degrees 56 minutes 15 seconds east 560.0 feet to an iron pin; thence south 66 degrees 35 minutes 45 seconds west 22.07 feet to an iron pin; thence north 16 degrees 10 minutes west 844.3 feet to the point of beginning, according to a survey by Earnest Medlin dated August 10, 1973. Also included is a '90 Fleetwood 24 X 44 Serial #TNFLL27B02558GBTNFLL27A02558GB3403B.

INCLUDED in the above legal description, but expressly excluded herein is a tract of land conveyed to United States of America by deed from Raymond E. Jahns, and wife Barbara Jahns, of record in Book 11125, page 611, ROCD, TN described as follows: A parcel of land located in the Second Civil District of Davidson County, State of Tennessee, northwest of Hobson Pike (Formerly Old Hickory Blvd.) as shown on Sheet 1 of US-TVA Drawing LW-7675, Revision 4, entitled "Penbrook, TN Substation and Access Road, Property Map," the said parcel being more particularly described as follows: Commencing at a point (Lat. 36 deg. 02' 37" N, Long. 86 deg. 36' 18" W) where the northwest right of way line of Hobson Pike crosses the Northeast right of way line of the Great Falls-Murfreesboro-South Nashville Transmission Line, as shown on Sheet 29 of US-TVA Drawing LW-2826; thence leaving the said Highway right of way line and with the said transmission line right of way line, N 42 deg. 41' W, 654.5 feet to a point which is a common corner to the lands of Trustees for Teamsters Freight Employees Local Union Number 480, the United States of America (formerly Orbin C. Overstreet, et al, Trustees), and the United States of America (formerly Belz/Becker-Lewis-Shlenker Properties); thence leaving the said common corner and the said transmission line right of way line and with the property line between Trustees for Teamsters Freight Employees Local Union No. 48 and the United States of America (formerly Belz/Becker-Lewis-Shlenker Properties) S 47 deg. 13' 00" W. 100.00 feet, crossing the center line of the said transmission line, to an existing 2 inch iron pipe on the southwest right of way line of the said transmission line; thence leaving the said property line and with the said transmission line right of way line, N 42 deg. 41' 00" W, 610.44 feet, crossing the center line of the Gallatin Steam Plant-Radnor Transmission line, as shown on Sheet 11 of US-TVA Drawing LW-4092 and also crossing the center line of Davidson-Wilson Transmission line as shown on Sheet 13 of US-TVA Drawing LW-6211, to a point on the northwest right of way line of the said Davidson-Wilson Transmission Line; thence leaving the said transmission line right of way line of the said Great Falls-Murfreesboro-South Nashville Transmission line and with the said transmission right of way line of the Davidson-Wilson Transmission Line N 41 deg. 30' 00" E, 438.07 feet to a point on a fence line on the property line between George Sanders Waldron and Daniels W. McCollum, thence leaving the said fence line and the said property line and with the said transmission line right of way line, N 41 deg. 30' 00", 420.58 feet to a point; thence N 41 deg. 56' 00" E, 4.33 feet to a point on a fence line and the property line between Raymond E. Jahns, etux, and Wesley W. Huggins, et ux: thence leaving the said

transmission line right of way line and with the said fence line and the said property line S 21 deg. 01' 16" E, 178.22 feet crossing the center line of the said Davidson-Wilson Transmission line to a wood fence post at a fence corner, which is a common corner in the lands of Raymond E. Jahns, etux, Wesley W. Huggins, etux. and Daniel W. McCollum, thence leaving the said common corner and the said property line and with the said fence line and the property line between Raymond E. Jahns, et us and Daniel W. McCollum, S 71 deg. 27' 58" W, 200.89 feet, crossing the center line of the said Davidson-Wilson Transmission line, to an iron pin; thence N 11 deg. 15' 53" W, 62.26 feet to the point of beginning.

Being the same property conveyed to Elizabeth Beeman by Deed from Paul Laurent and Maria Laurent dated 07/30/2003 of record in Instrument Number 20030811-0113846, Register's Office for Davidson County, Tennessee.

Subject to TVA Easement of record in Book 2343, page 1996, and Book 4704, page 901, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 2nd **day of January, 2008.**

ELIZABETH BEEMAN

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **ELIZABETH BEEMAN,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand and official seal this 2nd **day of January, 2008.**

My Commission Expires: 7/16/11

Notary Public

SUSAN MAGNUSON
Notary Public
RUTHERFORD COUNTY, TN

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds