Davidson County DEEDWARR
Recvd: 02/06/08 11:08 2 pgs
Fees:13.00 Taxes:305.25

20080206-0012357

WARRANTY DEED

P-GFD-08-3250

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-16-11
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Teresa Aguilar	Gateway Funding Diversified	
3250 Panorama Drive (ADDRESS)	278 Franklin Road, Ste 238 (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	080-08-111.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN PEDERSEN AND MARY MASSEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERESA AGUILAR, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Lot No. 171 on the Plan of Section 1, Bordeaux Gardens, of record in Plat Book 3300 Page 91, Register's office for said County. Said lot fronts 55 feet on the east side of Panorama Drive and runs back 141.4 feet on the north line and 158.43 feet on the south line to a dead line in the rear on which it measures 57.57 feet.

Being the same property conveyed to Susie Edna Self by deed from Howard G. Sullivan, a widower of record in Book 4356, Page 539 on 08/09/1969 and filed for record on 08/11/1969, Register's Office for said County.
The said Susie Edna Self having since died, the property was vested soley in the name of James R. Self as the only heir-at-law as so stated in Affidavit as to Small Estates, Probate No. 9481382, Probate Court for Davidson County, Tennessee. Also see, Affidavit of Heirship of record in Book 11301, Page 227, filed for record on 01/19/1999, Register's Office for said County.
Being the same property conveyed to Federal Home Loan Mortgage Corporation, its successors and assigns by deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record in Instrument 200701120005166 on 01/04/2007 and filed for record on 01/12/2007, Register's Office for said County.
Being the same property conveyed to Susan Pedersen and Mary Massey by deed from Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company dba ServiceLink, as Attorney-in-Fact of record in Instrument 200711150134149 on 07/20/2007 and filed for record on 11/15/2007, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3250 Panorama Dr, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of January, 2008.

Susan Pedersen

Mary Massey

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 31st day of January, 2008, before me personally appeared Susan Pedersen and Mary Massey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of January, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA L PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959