GENERAL WARRANTY DEED

To: Daniel M. Swagler

From: Pioneer Properties, a Tennessee general partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Daniel M. Swagler 826 Pleasant Valley Road Nashville, TN 37204	Same	Map 118-10, Parcel 105

Davidson County DEEDWARR
Recvd: 03/06/09 16:18 4 pgs
Fees:23.00 Taxes:684.50
20090306-0020371

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $185,000.00

Affiant

Sworn to and subscribed before me, this 6 day of March, 2009.

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Notary Public

My Commission Expires:

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pioneer Properties, a Tennessee general partnership** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Daniel M. Swagler** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 826 Pleasant Valley Road, Nashville, Davidson County Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the ___ day of March, 2009.

SELLER: Pioneer Properties, a Tennessee general partnership

By: Melissa Freeman
Melissa Freeman, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Henry, a Notary Public in and for the County and State aforesaid, personally appeared Melissa Freeman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be General Partner of Pioneer Properties, the within named bargainor, a corporation, and that she as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 6 day of March, 2009.

Traci Henry
Notary Public

My Commission Expires:

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Map of Pleasant Valley, as shown on plat of record in Plat Book 1424, Page 63, in the Register's office for Davidson County, TN, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David S. Freeman, married, by deed executed on August 10, 1999 and recorded on August 12, 1999 in Book 11616, page 884, Register's Office for Davidson County, Tennessee. David S. Freeman and wife, Melissa E. Freeman Quitclaimed the property to Pioneer Properties, a Tennessee general partnership by deed executed on March 20, 2000 and recorded on March 31, 2000 in Instrument No. 20000331-0032483, said Register's Office.

EXHIBIT B

1. Taxes for the year 2009, a lien, which are not yet due and payable.

2. All matters shown on Plat recorded in Book 1424, page 63, Register's Office for Davidson County, Tennessee.