WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/09 09:31 2 pgs
Fees:13.00 Taxes:721.50
20090430-0039211

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$195,000.00.**

Edward B. Gore
Affiant

Subscribed and sworn to before me this 28th day of April, 2009

Notary Public
My Commission expires: 8/12/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eden Properties	Same	117-16-0-041.00
5504 S. Stanford Dr.		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Pioneer Properties, a Tennessee general partnership**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edward B. Gore and Denise B. Gore d/b/a Eden Properties**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14, Block M on the plan of Maplehurst, of record in Book 843, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Freeman, by deed from Morris A. Lane and wife, Stephanie S. Lane, on August 13, 1999, of record in Book 11622, page 409, Register's Office for Davidson County, Tennessee. And further conveyed to Pioneer Properties, a Tennessee general partnership by Quitclaim Deed from David S. Freeman and wife, Melissa E. Freeman of record in Instrument Number 20000331-0032482, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 117-16-0-041.00.
- Subject to all matters as shown on the Plan of record in Book 843, page 22 and 23, Register's Office Davidson County, Tennessee.

This is improved property known as: **1310 Grandview Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend 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.

WITNESS our hands this April 28, 2009.

Pioneer Properties, a Tennessee general partnership

BY: Melissa Freeman
Melissa Freeman, General Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Melissa Freeman,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be general partner of **Pioneer Properties, a Tennessee general partnership,** the within named bargainor, a partnership, and that she as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

WITNESS my hand and seal, this 28th day of April, 2009.

NOTARY PUBLIC My Commission Expires: 8/10/12

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

(Seal)