State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$35,000.00**

Susan Magnuson
Affiant

Subscribed and sworn before me this **6th day of August, 2009.**

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

3-20-10
My Commission Expires:

WARRANTY DEED

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

Address of New Owner(s)	Unimproved Property known as:	Send tax bills to:
Lake Forest Homes, Inc.	**3017 Bluffhollow Gap**	**New Owner**
P.O. Box 126	**Antioch, TN 37013**	
Lavergne, TN 37086		

Map 173-8-A Parcel 112

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,

Pine Oaks Properties Two, GP a Tennessee General Partnership

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

Lake Forest Homes, Inc.

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:

Being Lot Number 94, Final Plat Section Four Deer Valley as shown of record in Plat Instrument Number 20061012-0126729, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Pine Oaks Properties Two, L.L.P, a Tennessee Limited Liability Partnership n/k/a Pine Oaks Properties Two, G.P. a Tennessee General Partnership as evidence by Instrument of record in Instrument No. 20001006-0099635 by Deed from Alma Eubank, James Gossett, and Nancy D. York, as sole Heirs-at-law of Daisy Clark Gossett, deceased, dated 12/3/1999 of record in Instrument Number 19991207-0300314, Register's Office for Davidson County, Tennessee.

Subject to the following:

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 20061012-0126729, page n/a, Register's Office for said County.

Covenants, Conditions, and Restrictions contained in Book/Instrument Number 20021212-0153693, page n/a, Register's Office for said County.

Charter of Oak Highlands/Deer Valley Homeowners Association, Inc. of record in Instrument Number 20070807-0093758, Register's Office for said County.

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

BILL GARRETT, Davidson County
Trans:T20090054463 DEEDWARR
Recvd: 08/10/09 12:54 2 pgs
Fees:13.00 Taxes:129.50
20090810-0075102

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 of all 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 **6th day of August, 2009**

Pine Oaks Properties Two, GP a Tennessee General Partnership

BY: _____
Fred Yazdian, General Partner

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Fred Yazdian** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Pine Oaks Properties Two, GP, a Tennessee General Partnership** for the purpose therein contained, and who further acknowledge him/her self to be the **General Partner** and being authorized by the board of directors and/or principals to execute this document on behalf of **Pine Oaks Properties Two, GP a Tennessee General Partnership.**

Witness my hand and official seal this **6th day of August, 2009.**

My Commission Expires:

3-20-10

_____
Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY