THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2437

Davidson County DEEDWARR
Recvd: 12/09/09 11:31 3 pgs
Fees:18.00 Taxes:218.30
20091209-0112564

Property Address: 1912 Scott Avenue, Nashville, TN 37216

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Margaret A. Dorse, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Homemakers Partnership, a Tennessee general partnership comprised of Kelli Reeves d/b/a Emerald Properties and Edward B. Gore and Denise Gore d/b/a Eden Properties** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 2 of Block C on the plan of the Subdivision of Belle Forest No 2, of record in Book 843, page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 2 fronts 50 feet on the westerly side of Scott Avenue and runs back between parallel lines 150 feet to the easterly line of Lot No. 14.

Being the same property conveyed to Margaret A. Dorse, by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., on March 17, 1997, of record in Book 10384, page 891, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $59,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 4th day of December, 2009.

Margaret A. Dorse {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of December, 2009, before me the undersigned officer, personally appeared Margaret A. Dorse, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 5/8/2012

ROBYN DuBRAY STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $ 59,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

SEND TAX STATEMENTS TO:
Map/ Parcel: 72-14-354

Same

Homemakers Partnership

1912 Scott Avenue

Nashville, TN. 37214

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