WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/10 10:31 3 pgs
Fees:18.00 Taxes:4440.00
20100610-0045021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$1,200,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of May, 2010

Notary Public

My Commission expires: _____

(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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:
5504 South Stanford Land Trust	Same	145-01-0-004.00
5504 South Stanford Ave		
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, **Edward B. Gore and Denise B. Gore, as tenants in common**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Trustee for the 5504 South Stanford Drive Land Trust Agreement Dated May 21, 2010**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1, Resubdivision of the Map of Westwood, City of Forest Hills, as of record in Book 4660, page 48, as amended by instrument of record in Book 5202, page 562, said Register's Office, as follows:

Beginning at a point in the southerly right-of-way of South Stanford Drive, said point being westerly along said right-of-way, 1209.1 feet from the centerline of South Stanford Court, and proceeding as follows: leaving the southerly right-of-way of South Stanford Drive, south 17 degrees 03 minutes west a distance of 458.98 feet to a point; thence, south 56 degrees 25 minutes east a distance of 334.39 feet to a point; thence, south 33 degrees 35 minutes west a distance of 40.0 feet to a point; thence, south 56 degrees 25 minutes east a distance of 90.0 feet to a point; thence, south 33 degrees 35 minutes west a distance of 119.94 feet to a point in the northerly line of the Joshua Compton Lands of record in Book 843, page 47, said Register's Office; thence, with said line north 87 degrees 00 minutes west a distance of 393.20 feet to a point; thence, leaving said Compton line and with the easterly line of the Map of Westwood of record in Book 974, page 14, said Register's Office, north 17 degrees 03 minutes east a distance of 834.5 feet to a point in the southerly right-of-way of South Stanford Drive; thence, with said right-of-way south 56 degrees 25 minutes east a distance of 20.98 feet to the point of beginning, containing 2.59 acres per plat by Turner Engineering Company, dated August 1, 1977.

Together with a 16 foot roadway easement, being more particularly described as follows:

Beginning at a point, said point being the southwest corner of the above described Lot No. 1; thence, westwardly north 87 degrees 00 minutes 545.8 feet, more or less, to the easterly margin of Hillsboro Road; thence northwardly along said margin 16 feet to a point; thence eastwardly 545.8 feet, more or less, to a point, said point being in the westerly margin of the above described Lot No. 1; thence southwardly along said margin to the point of beginning.

This 16 foot easement is to be used for roadway purposes only as set out in the deed to Paul Dudley Lamson and wife, Alice Deland Lamson, from R.D. Stanford et al, of record in Book 1046, page 13, said Register's Office.

Together with driveway easement, being more particularly described as follows:

Beginning at the northeast corner of the above described Lot No. 1; thence, leaving the southerly right-of-way of South Stanford Drive, south 17 degrees 03 minutes west, 458.98 feet to a point; thence, south 56 degrees 25 minutes east a distance of 20 feet to a point; thence, north 17 degrees 03 minutes east 458.98 feet to a point in the southerly right-of-way of South Stanford Drive; thence, with said right-of-way north 56 degrees 25 minutes west a distance of 20 feet to the point of beginning, said property being the westerly 20 feet of Lot No. 2 of the Map of Westwood, City of Forest Hills, Davidson County, Tennessee, as described in instrument of record in Book 5202, page 562, said Register's Office, and being a part of the property conveyed to William J. Gregg by installment deed from R. Jack Freeman and wife, Emily Freeman, of record in Book 5187, page 648, said Register's Office.

Said easement is to be a perpetual of easement appurtenant to the above described Lot No. 1 for the purpose of vehicular and pedestrian ingress and egress to and from the aforesaid Lot nos. 1 and 2, for the use and benefit of the Grantees, and the owners of the aforesaid Lot No. 2, their heirs, and assigns, over, and upon and across said property and specifically for the purpose of providing ingress and egress to said lots by means of driveway with appropriate landscaping.

Being the same property conveyed to Edward B. Gore and wife, Denise B. Gore, by deed from Harry M. Rowland and wife, Jane B. Rowland, of record in Book 5773, page 820, Register's Office for Davidson County, Tennessee. And further conveyed to Edward B. Gore and Denise B. Gore, as tenants in common, by Quitclaim Deed from Edward B. Gore and wife, Denise B. Gore of record in Book 8128, page 968, said Register's Office.

Included in the above conveyance, but EXPRESSLY EXCLUDED HEREIN, is the following:

Beginning at an existing iron pin in the easterly margin of Hillsboro Pike, U.S. 431, said iron pin being the southwest corner of the property conveyed to Claude Russell Bridges and wife, Janet C. Bridges by deed of record in Instrument Number 20030110-00054618, in the Register's Office for Davidson County, Tennessee, said property known as the northerly portion of Lot No. 23 on the Revised Plan of Westwood of record in Book 974, page 14, RODCT.

Thence, with the southerly boundary of the Russell Bridges property, South 87° 00' 00" East, 542.80 feet to an iron pin in the westerly boundary of the property conveyed to Edward B. Gore and Wife, Denise B. Gore by deed of record in Book 8128, page 968, RODCT, said point being Bridge's southeast corner; Thence, along Gore's westerly boundary, South 17° 07' 44" West, 16.00 feet to a point in the northerly boundary of the property conveyed to Jane Schweitzer Smith by deed of record in Book 1416, page 124, RODCT, said point being Gore's southwest corner; Thence, with Smith's northerly boundary, North 86° 53' 30" West, 545.70 feet to a point in the easterly margin of Hillsboro Pike; Thence, with the easterly margin of Hillsboro Pike, North 28° 08' 36" East, 16.0 feet to the point of beginning, containing 8,165 square feet, 0.187 acres, more or less; Being a portion of the property known as the 16-foot wide driveway easement (formerly identified as Tax Map 144-4, Parcel 19, currently being part of the property identified as Tax Map 145, Parcel 01) as conveyed to Edward B. Gore and wife, Denise B. Gore by deed of record in Book 8128, page 968, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude Russell Bridges and wife, Janet C. Bridges by Quitclaim Deed and Termination of Easement Agreement from Edward B. Gore and wife, Denise B. Gore, of record in Instrument Number 20060420-0045674, 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 2010 and interest which may accrue for Map & Parcel 145-01-0-004.00.
- Subject to all matters as shown on the Plan of record in Book 4660, page 48, amended in Book 5202, page 562, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 6421, page 886, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5733, page 820, Register's Office for Davidson County, Tennessee.
- All matters of record on plats of record in Book 974, page 6; and Book 974, page 14, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **5504 Stanford 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 May 21, 2010.

Edward B. Gore

Edward B. Gore

Denise B. Gore

Denise B. Gore

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward B. Gore and Denise B. Gore,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 21, 2010

My commission expires 8/10/

Notary Public

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.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 04-15-12