Davidson County	DEEDWARRSP	
Recvd: 05/29/13 10:49		7 pgs
Fees:38.00 Taxes:125.80		
20130529-0053893		

Instrument prepared by: Pam Lambert EH Pooled Investments LP Asset #: 1302075 / 13-1150 1905 Kramer Ln #B700 Austin, TX 78758 (512) 334-1400 By:	RETURN TO: James Stevens 475 West End Ave Cookeville, TN 38501	Grantee - New property owner and Send tax statements to: James Stevens 475 W End Street Cookeville, TN 38501

Parcel/Tax ID No: 049-15-0-127-00

SPECIAL/LIMITED WARRANTY DEED

THIS DEED, made this May 21, 2013, by EH Pooled Investments LP, a Delaware limited partnership, whose mailing address is 1905 Kramer Ln, Suite B700, Austin, TX 78758, Grantor, who conveys unto James Stevens, whose mailing address is 475 W End Street, Cookeville, TN 38501, Grantee;

WITNESSETH: That for and in consideration of the sum of Thirty-Four Thousand and 00/100 ($34,000.00) Dollars cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special and/or Limited Warranty of Title, unto the Grantee, the following described lots, tracts or parcels of land in **Empty Recording File** County, :

Property Address: 704 Flint Ridge Dr, Whites Creek TN 37189

See Exhibit "A" and "B" attached hereto and made a part hereof.

Source of Title Deed Instrument # 20130411-0035809.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title. This transfer is made but

warrants title only insofar as the acts of the Grantor. Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Without limiting the special warranty of title herein contained, grantor and grantee agree that by the conveyance of the property, grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property herein described, or any improvements related thereto, including, but not limited to, any warranty of safety, habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property (or has been afforded a reasonable opportunity to do so) and, by the acceptance of this deed, accepts the property "as is" and "where is", with all faults and in its present condition, including, but not limited to, any latent or patent faults or defects, whether above, on, or below ground, and further including all risk or danger (if any) related to electro-magnetic or high voltage fields, exposure to radon, and all other environmental conditions whatsoever. In no event shall grantor be liable to grantee, its successors or assigns in title, for any damages to property or persons, whether direct, indirect or consequential, or any loss of value or economic benefit whatsoever, related to any present or future condition of or affecting the property or improvements, except only as to those matters warranted in grantor's special warranty of title.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only property use, benefit and behalf of the grantee forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good, right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomever and warrants title against all persons claiming under me.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Right of tenants in possession.

IN WITNESS WHEREOF, EH Pooled Investments LP, a Delaware limited partnership through its duly authorized officer caused this instrument to be signed this May 21, 2013.

Witness: Jason Perkins

Witness: Vicki Golden

EH Pooled Investments LP,
a Delaware limited partnership
By: Visio Limited, a Texas Corporation
Its: General Partner

By: _____
Name: Pam Lambert
Title: Closing Specialist

STATE OF TEXAS;
TRAVIS COUNTY:

The foregoing instrument was acknowledged before me on May 21, 2013, by Pam Lambert, being Closing Specialist of Visio Limited, a Texas Corporation being general partner of EH Pooled Investments LP, a Delaware limited partnership who is personally known to me, and has sworn to and acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

CRYSTAL W. MCDADE
Notary Public, State of Texas
My Commission Expires
December 01, 2015

Notary Public: Crystal W. McDade
My commission expires: 12/01/2015

Tax Parcel No. 049-15-0-127-00 Recording Fee _____ Transfer Tax _____

For tax year 2013 and after, send tax statements to Grantee at: 475 W End Street, Cookeville, TN 38501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $34,000.00 which amount is equal to or greater than the amount which the property would command at a fair and ~~voluntary sale.~~

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of May, 2013.

Notary Public

My Commission Expires: 9-8-13

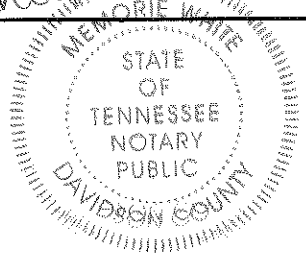


EXHIBIT A

"Subject to all easements, covenants, conditions, restrictions and rights of way and other matters whether or not record, those matters that would be disclosed by an accurate survey of the property or physical inspection thereof, and any right of redemption or similar legal right in any former owner, its successors and assigns, and the rights, if any, of all tenants and licensees (whether or not in default under any occupancy or use agreements), any other occupants of the property (whether or not authorized by Grantor), and any persons claiming a right to lease, use or occupy all or a portion of the property, in each case whether or not currently in actual possession of all or a portion of the property.

In addition, Grantee acknowledges and agrees, notwithstanding any statutory or implied warranties contained herein, Grantee shall make any claims pursuant to this deed within ninety (90) days of the hereof, as more particularly provided in the purchase and Sale Agreement between Grantor and Grantee."

Exhibit B

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

BEING LOT 64B, ZONE LOT DIVISION OF LOTS 63 AND 64, PHASE 2, ON THE PLAN OF DEER MEADOWS, AS SHOWN BY PLAT OF RECORD IN BOOK 6250, PAGE 798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE LEGAL DESCRIPTION.

P.I.D#:: **049-15-0-127.00**

20130526

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13