WARRANTY DEED

BOOK 5618 PAGE 417

FROM: Larry Lafferty

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
17th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

TO: Shirley E. Porter

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Shirley E. Porter<br>19 Shoreside Drive<br>Hendersonville, Tn. 37075 | J & L Management<br>Box 788<br>Madison, Tennessee 37115 | 71-7 164<br>71-7 170<br>71-7 171 |

Field Book Numbers

12 DZ 50920
12 DZ 50860
12 DZ 50850

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thirteen Thousand Five Hundred and no/100 ($113,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of [illegible], 19 84.

Notary Public

My Commission Expires: 1-22-84

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($L0), and other good and valuable consideration, Larry Lafferty has bargained and sold, and by these presents does transfer and convey unto the said Shirley E. Porter, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lots 15, 16 and 22 on the Plan of Resubdivision of I.D. Luton's Addition of record in Book 974, page 55, Register's Office for said county. Being the same property conveyed by instruments of record in Book 4810, page 476, Book 4898, page 426, Book 4889, page 345 and Book 4889, page 342, and a quitclaim deed from Linda Marie Lafferty recorded with this warranty deed.

This is improved property, known as 1701, 1713 and 1715 Luton Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Shirley E. Porter, her heirs, successors, and assigns, forever.

And we do covenant with the said Shirley E. Porter that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for property taxes, Deeds of Trust of record in Book 4810, page 478, Book 5168, page 351 and Vendors Liens contained in the installment deeds of record in Book 4889, page 342 and Book 4889, page 345, and rights of parties in possession.

And we do further covenant and bind ourselves, our heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Shirley E. Porter, her heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of June, 1980.

Larry Lafferty
LARRY LAFFERTY

Beverly Lafferty
BEVERLY LAFFERTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Robert N. Buchanan, Jr., LARRY LAFFERTY and wife, BEVERLY LAFFERTY, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 1980.

Robert N. Buchanan, Jr.
Notary Public

1-22-84

F95358

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IDENTIF. REFERENCE

JUN 27 3 23 PM '80

FEE $ 1.00 PAID
DAVIDSON COUNTY TENN.

RUSH



RNB/lfj/6-16-80

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5618 PAGE 419

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 113500.00- CO | |
| | | | 295.10 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 301.60- | |
| 6724A06/27/80 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.95358

IDENTIF. REFERENCE

JUN 27 3 23 PM '80

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

**No.** 765114