FROM: Gary P. Spoleta and wife, Carol T. Spoleta TO: Charles E. Porter

WARRANTY DEED

BOOK 6323 PAGE 450

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Porter (Name)	Charles E. Porter (Name)	Map 136-48
12212 Old Hickory Blvd. (Street Address or Rt. No.)	12212 Old Hickory Blvd. (Street Address)	2D 43380
Hermitage, TN 37076 (City) (State) (Zip)	Hermitage, TN 37076 (City) (State) (Zip)	

THIS INSTRUMENT WAS PREPARED BY

Gary J. Mitchell, Esquire
Langford, Switzer & King
2200 Hillsboro Road
Suite 400
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Charles E. Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1984.

Kristi M. Hartley
NOTARY PUBLIC

My Commission Expires: 4/21/85
(AFFIX SEAL)

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gary P. Spoleta and wife, Carol T. Spoleta, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chuck Porter, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Lane in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book J, page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, dated July 28, 1958, as follows:

BEGINNING in the center of the new part of Smith Springs Road at a point 80 feet east of the northeast corner of the property conveyed to Buren Mack Bruce, and wife, by deed from L. T. Stevens and wife, of record in Book 2856, page 347, Register's Office for said County, said point being the northwest corner of the property herein conveyed; thence with the center of said road, eastwardly 80 feet; thence South 7 deg. 15' West 122.4 feet to a point; thence north 87 deg. west 85 feet to a point which is 85 feet east of the southeast corner of said Bruce Property; thence North 9 deg. 25' east 136.3 feet to the point of beginning.

BEING the same property conveyed to Gary P. Spoleta, by deed from Benton Lee Byers and wife, Vivian V. Byers, of record in Book 5208, page 763, Register's Office for Davidson County, Tennessee. This is improved property known as 2651 Smith Springs Road, 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 Grantee, his heirs and assigns, forever, and we do covenant with the same Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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, his heirs and assigns against the lawful claims of all persons whomever. 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.

Gary P. Spoleta
GARY P. SPOLETA

Carol T. Spoleta
CAROL T. SPOLETA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Kenneth M. Switzer, a Notary Public in and for said County and State, the within named Gary P. Spoleta and wife, Carol T. Spoleta, 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 22nd day of June, 1984.

My Commission Expires: 4/21/85

Kenneth M. Switzer
NOTARY PUBLIC

Donald R. O'Guin Sr.
DONALD R. O'GUIN, SR.

DONALD R. O'GUIN, SR. adds his name to this conveyance for the purpose of transferring any and all right, title and interest that he may have in this property and to cure the defect in a Deed recorded in Book 5137, page 324 R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kenneth M. Switzer, a Notary Public, in and for said County and State, the within named Donald R. O'Guin, Sr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 1984.

My Commission Expires: 4/21/85

Kenneth M. Switzer
NOTARY PUBLIC

RUSH

I 3 1 4 6 2

IDENTIF. REFERENCE

JUN 25 3 03 PM '84

FEE $ DAVIDSON CO. TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6323 PAGE 452

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			26.00	CSTAX
			.50	PRFEE
			6.00	MREC
			CHECK	32.50-
		7820A06/25/84	CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 1 4 6 2

IDENTIF. REFERENCE

JUN 25 3 08 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0047043