This instrument prepared by:
James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, Tennessee 37239

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| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Eddie L. Porter, et ux.<br>412 40th Avenue North<br>Nashville, Tennessee 37209 | Same | Map #91-12<br>Parcel #288<br>11W84100 |

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by EDDIE L. PORTER and wife, LUCY BATES PORTER, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES R. CHESHIRE, III, SUCCESSOR TRUSTEE, under the will of Ethel C. Bacherig for the use and benefit of Ethel Lorene Connor, with full power to sell and convey without the joinder of any beneficiary, has bargained and sold, and by these presents does transfer and convey unto the said Eddie L. Porter and wife, Lucy Bates Porter, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 9 on the plan of Tariff Reform Addition, as of record in Book 161, page 32, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 50 feet on the southerly side of Alabama Avenue and runs back between parallel lines, with the easterly margin of 40th Avenue North, formerly Clifton Avenue, 150 feet to an alley.
>
> Being part of the same property conveyed to J. Ross Cheshire, Jr, Trustee for Ethel Lorene Connor, by Deed of Division of record in Book 5260, page 451, said Register's Office. By order of the Probate Court of Davidson County, Tennessee, dated June 4, 1987, entered in Minute Book 314, page 669, James R. Cheshire, III, was appointed Successor Trustee in the place and stead of J. Ross Cheshire, Jr., Trustee.

This is improved property, known as 406-412 40th Avenue North, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for 1988 taxes which are prorated between the parties and assumed by Grantees, and except for matters shown on the plan of Tariff Reform Addition of record in Book 161, page 32, Register's Office of said County. And I do further covenant and bind myself, my successors, representatives and assigns, in my capacity as successor trustee, but no further or otherwise, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever, other than claims arising out of matters set forth above.

Witness my hand this 10th day of November, 1988.

James R. Cheshire III, Successor Truste
James R. Cheshire, III, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Pamela G. Bradley, a Notary Public in and for said County and State, the within named James R. Cheshire, III, Sucessor Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 10th day of November, 1988.

Pamela G. Bradley
Notary Public

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $55,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Eddie F Bailey

Sworn and subscribed before me
this 10th day of November, 1988.

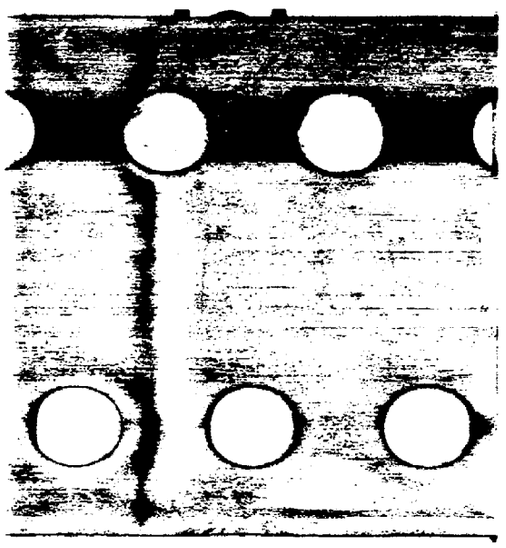
Pamela E. Bradley
Notary Public

My Commission Expires: 3-8-89

8 4 8 1 1 4

Nov 11 10 56 AM '88

$99 1771 7701 03MECK 198.00





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 8 1 4

TRANSFER REFERENCE

Nov 11 10 56 AM '88

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY

| | |
|---|---|
| CAMT | 55000.00 |
| CON TX | 181.50 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 188.00 |
| CHECK | 188.00 |

11/11/88 01 10:59 0001 6898

**No.** 153465