24751

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

IDENTIF. & REFERENCE

MAR -7 PM 1:02

REGISTER

ADDRESS NEW OWNER:
Bernard E. Porter and Amy H. Porter
204 Burwick Court
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

BOOK 9270 PAGE 489

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 474
Memphis, TN 38101

MAP AND PARCEL:
MAP 151-1A
PARCEL 31
2DX08314

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Nelson/Puncochar/Harding, A Tennessee General Partnership composed of Richard Nelson, John Richard Puncochar and mrs. Esmond Harding hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bernard E. Porter and wife, Amy H. Porter, as tenants by the entirety , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 31, Chatham Pointe, as recorded in Book 6900, pages 444-447, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Nelson/Puncohar/Harding, a Tennessee General Partnership composed of Richard Nelson, John Richard Puncochar and Mrs. Esmond Harding, by deed from Kenneth S. Victory d/b/a Kenneth Victory Construction Co. of record in Book 9108, Page 120, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to all applicable Covenants, Conditions and Restrictions, 5 foot public utility and drainage easement, and minimum building setback lines of record in Book 6900, Pages 444-447, said Register's Office.

This is improved property known as 204 Burwick Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bernard E. Porter and wife, Amy H. Porter, their heirs and assigns, forever; and we, Nelson/Puncochar/Harding, A Tennessee General Partnership do covenant with the said Grantees 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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of March, 1994.

Nelson/Puncochar/Harding, A Tennessee General Partnership

John Richard Puncochar

John Richard Puncochar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Richard Puncochar as General Partner of Nelson/Puncochar/Harding, A Tennessee General Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is General Partner of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 7-1-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

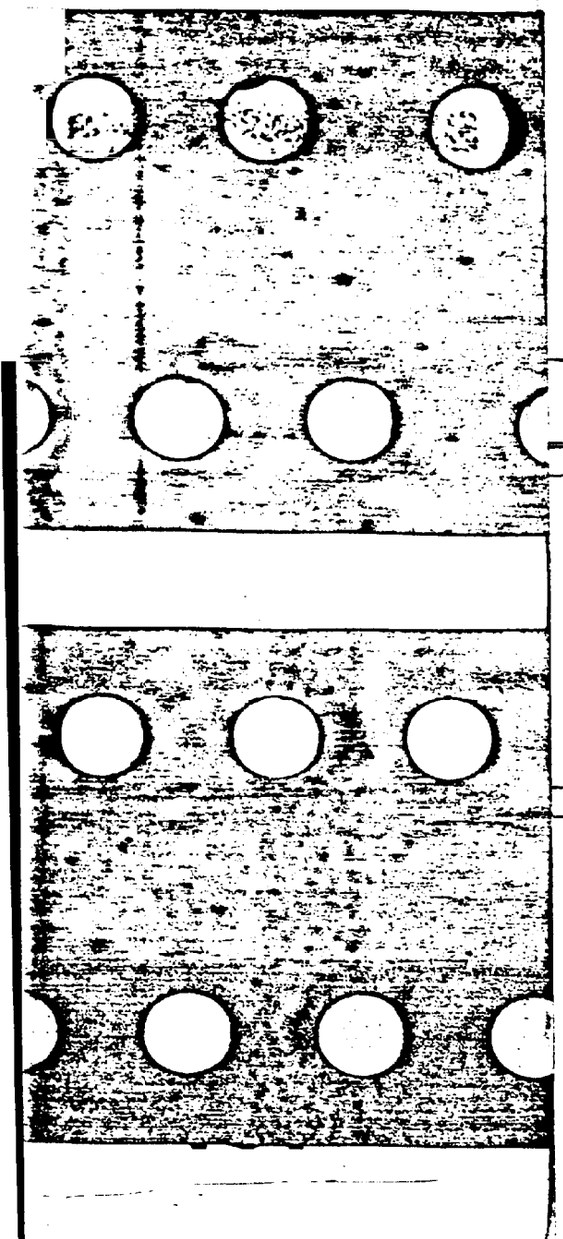
The actual value or consideration, whichever is greater, for this transfer is $ 98,426.50.

AFFIANT

Subscribed and sworn to before me this 3rd day of March, 1994.

NOTARY PUBLIC
My Commission Expires: 7-1-97

8507 03/07 0101 03CHECK 373.00



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

RECEIVED OF _____

FOR _____

BOOK 8270 PAGE 491

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
				CAMT 98428.50
				CON TX 364.08
				PRFEE 1.00
				MDEED 8.00
				TOTAL 373.08
				CHECK 373.08
03/07/94	01			13:04 0001 8507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24751
IDENTIF. & REFERENCE

94 MAR -7 PM 1:

No. 768915