STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 1999

Notary Public

MY COMMISSION EXPIRES 5/28/2003

(AFFIX SEAL)

SHARON L. PINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Mail

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kianush A. Dixon	Countrywide Home Loans, Inc	86-4-A-70
(NAME)	(NAME)	
4364 Oakcrest Lane	400 Countrywide Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Simi Valley, CA 93065-6298	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENNETH L. PORTER AND BEVERLY A. PORTER, TRUSTEES U/A/D JULY 2, 1993**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIANUSH A. DIXON, A MARRIED WOMAN** , 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

SEE ATTACHED EXHIBIT A

BOOK 11676 PAGE 750

unimproved ☐

This is improved ☒ property, known as 4364 Oakcrest Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever, and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my our hand(s) this 22nd day of September, 1999.

Kenneth L. Porter, Trustee

Kenneth L. Porter, Individually

Beverly A. Porter, Trustee

Beverly A. Porter, Individually

RECEIVED FOR REFERENCE
99 SEP 27 PM 1:36
WILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
6639850

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Kenneth L. Porter and wife, Beverly A. Porter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hermitage, Tennessee, this 22nd day of September, 1999

Commission expires

5/23/2003

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sharon L. Riney
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11676 PAGE 751

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State Kenneth L. Porter and Beverly A. Porter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that they as the Trustee U/A/D 7/2/93 of the maker or a constitutent 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, at office, this 22nd day of September, 1999.

My Commission expires:

5-28-2003

Sharon L. Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

625.13 0101 03CHECK 05/27 0101 02725

EXHIBIT "A" BOOK 11676 PAGE 752

LAND in Davidson County, Tennessee, being Lot No. 51 on the revised plan of Addition to Oakcrest - Phase 2B, as of record in Book 7900, Page 253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth L. Porter and wife, Beverly A. Porter, Trustees U/A/D July 2, 1993 by deed from Kenneth L. Porter and wife, Beverly A. Porter, Individually of record in Book 9803, page 488, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11676 PAGE 753

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0639850

99 SEP 27 PM 1:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	164900.00
CON TX	610.13
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	625.13
CHECK	625.13

09/27/99 01 13:39 0001 2725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520645