Davidson County DEEDWARR
Recvd: 04/05/01 12:30 2pgs
Fees:11.00 Taxes:425.13

Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

20010405-0033409

TATE OF TENNESSEE
OUNTY OF WILLIAMSON

he actual consideration or value, whichever is greater, for this transfer is $114,900.00

Affiant

Rt 10.

TITLE ENTERPRISES, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

Subscribed and sworn to before me, this 30th day of March 2001.

Notary Public
My commission expires: 04/20/03

NOTARY PUBLIC AT LARGE

Address of New Owner:	Send Tax Bills to:	Tax Information
L. V. Mitchell 720 Vanguard Place Antioch TN 37013-0000	~~United Funding~~ SunTrust Mtg, Inc 901 Semmes Ave Richmond, Va 23224	135-14-C/12.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Todd Ashley Porter and wife Valerie Grantham Porter hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to L. V. Mitchell, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 on the Plan of Ransom Village, of record in Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Todd Ashley Porter, and wife, Valerie Porter by deed from Ransom Village, Inc. of record in Book 9698, Page 367, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2001 taxes a lien which are not yet due and payable. 2) Declaration of Covenants, Conditions, and Restrictions of record in Book 9525, Page 187, and amended in Book 9647, Page 72. 3) Declaration of Easement in Book 9653, Page 153. 4) Storm Water Detention Agreement of record in Book 6594, Page 983. 5) Storm Water Detention, Joint Maintenance Agreement of record in Book 6865, Page 79. 6) Storm Water and Drainage Easement of recor din Book 9195, Page 125. 7) By-Laws of Ransom Village Homeowners Association of record in Book 9525, Page 210, Register's Office for Davidson County, Tennessee. 8) All matters appearing on Plat of record in Book 7900, Page 833 and 834, Register's Office for Davidson County, Tennessee.

This property is improved property known as 720 Vanguard Place, Antioch, Tennessee 37013-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 30th day of March, 2001.

Todd Ashley Porter

Valerie Grantham Porter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Ashley Porter and Valerie Grantham Porter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March, 2001.

Notary Public

My Commission expires: 04/20/03

