WARRANTY DEED

THIS INDENTURE, made and entered into this **29** day of **June, 2001**, by and between **Eastland Construction, Inc.**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **Sonja Y. Porter party of the second part,**

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City ofHermitage, County of Davidson, State of Tennessee.

Davidson County DEEDWARR
Recvd: 07/06/01 14:11 3pgs
Fees:18.00 Taxes:769.23

20010706-0072365

Parcel #: 98/05/0B/8.00CO

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Instrument No. 200005230051440 and revised in 200006210061773; Restrictions of record in Instrument No. 200005100047337 and 200007200071748 all of the said Register's Office, and except for any 2001 Davidson County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Eastland Construction, Inc.

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Bobby Eastland, Jr., President of Eastland Construction, Inc. and with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Eastland Construction, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and Notarial Seal at office this 29 day of June, 2001.

Notary Public

My commission expires:_____

****

Property address: 6312 Spera Pointe Crossing
Hermitage, Tennessee 37076

Owner's name: Sonja Y. Porter

and address: 6312 Spera Pointe Crossing
Hermitage, Tennessee 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NBC
115 29th Ave. South
Nashville, TN 37212

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010218

Return to: Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $207,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Porter
Affiant

Subscribed and sworn to before me this 29 day of June, 2001.

Notary Public

My Commission Expires_____

(FOR RECORDING DATA ONLY)

Exhibit "A"

Parcel No: 98/05/0B/8.00CO

Being Lot 8 of the Final Plan of Bay Pointe Subdivision, Phase, I, according to the plat thereof, recorded in Instrument No.200005230051440 and the First Revision, Final Plat of Bay Pointe Subdivision, Phase I recorded in Instrument No. 200006210061773, of the Register's Office for Davidson County, Tennessee, to which plat references are hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Eastland Construction, Inc. from Roman G. Ottinger dated June 28, 2001 and recorded in Book *_____, page _____ of the Register's Office for Davidson County, Tennessee. Also acquired as Instrument No. 200103210027468 of the Said Register's Office. 20010706-0072364

This conveyance is made subject to all matters shownon the plats of record in Instrument No.200005230051440 and 200006210061773 and Declaration of Restrictive Covenants for Baypointe of record in Instrument No. 200005100047337 and as amended in Instrument No. 200007200071748, in the Register's Office for Davidson County,Tennessee.