Davidson County DEEDWARR
Recvd: 09/13/01 10:16 2pgs
Fees:13.00 Taxes:425.50
20010913-0099845

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Darren C. Portell
Affiant

Subscribed and sworn to before me, this 24th day of August, 2001.

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 29, 2005

Kimberly A. Baez
Notary Public

My Commission Expires: 1-29-05

Address New Owner As Follows:
Darren C. Portell and
Dana Z. Portell
5229 Cardiff Drive
Nashville, TN 37221

Send Tax Bills To:
Citibank, F.S.B
P.O. Box 9206
Farmington Hills, MI 48333-9206

Map-Parcel Number:
92G-A-6.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOUSTON DANIEL DAVIS AND WIFE, JENNIFER SEGREST DAVIS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DARREN C. PORTELL AND WIFE, DANA Z. PORTELL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, as of record in Book 6250, page 169, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Houston Daniel Davis and wife, Jennifer Segrest Davis by deed from Mary J. Stanford, unmarried individually, and as sole heir at law of Fannie J. Brown, deceased, of record in Book 10019, page 830, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2001 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 169, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6143, page 11, Register's Office for said County.

This is improved property known as 5229 Cardiff Drive, Nashville, TN 37211.

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 we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 24th day of August, 2001.

Houston Daniel Davis

Jennifer Segrest Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOUSTON DANIEL DAVIS AND JENNIFER SEGREST DAVIS**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 2001.

Notary Public

My Commission Expires: 10/25/2003

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