Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1077

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven L. Porter, and wife, Angela Hester-Porter,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Penny Dale Groff,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "G" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

Said Lot No. 1 fronts 140 feet on the easterly side of McGavock Avenue and runs back 201.3 feet on the southwesterly line and 274.6 feet on the northeasterly line along the southwesterly margin of Williams Perry Road to a dead line on which it measures 30.2 feet.

Being the same property conveyed to Steven L. Porter and wife, Angela Hester-Porter by deed of record in Book 10845, Page 637, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2210 McGavock Pike, Nashville TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of February, 2002

Steven L. Porter

Angela Hester-Porter

Davidson County DEEDWARR
Recvd: 02/08/02 11:08 2pgs
Fees:13.00 Taxes:540.20

20020208-0017402

State of Tennessee )
County of Davidson )

On this 6th day of February, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven L. Porter and Angela Hester-Porter, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Angela D. Williamson
Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC AT LARGE
My Commission Expires

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 146,000.00.

Penny Dale Groff
Affiant

Sworn and subscribed before me on this the 6th day of February, 2002.

KENNEDY NOTARY PUBLIC AT LARGE DAVIDSON TN

Notary Public

My Commission Expires: 7-30-02

NEW OWNER:
Penny Dale Groff
2210 McGavock Pike
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
North American Mortgage
400 Northridge Road Ste. 750
Atlanta, GA 30350

TAX MAP-PARCEL #:
62-13-63