THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18750**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 29th day of MARCH, 2002. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Kirk A. Porter 134 W. Brookfield Avenue Nashville, TN 37205	**Send Tax Bills To:** U.S. Bank, N.A. 4801 Frederica Street Owensboro, KY 42301	**Tax Information:** MAP 130-5 PAR 101 FB 07DZ 32460

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PATRICK J. RILEY AND WIFE, ALICE RAY RILEY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KIRK A. PORTER AND WIFE, STEFANIE C. PORTER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 134 W. Brookfield Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of MARCH, 2002.

PATRICK J. RILEY

ALICE RAY RILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PATRICK J. RILEY AND WIFE, ALICE RAY RILEY, 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, at office, this 29th day of MARCH, 2002.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 04/02/02 13:30 2pgs
Fees:13.00 Taxes:1406.00

20020402-0039862

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 Block "F" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, as of record in Plat Book 1130, pages 71 and 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick J. Riley, et ux, Alice Ray Riley by deed from Marguerite L. Stratton, a widow woman of record in Book 4862, page 578, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 1300, page 397, Book 1303, page 693; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 71 and 72, said Register's Office.