WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/02 14:01 2pgs
Fees:13.00 Taxes:469.90

20020705-0081227

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF June 20 02

Notary Public 1-22-06

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE CAROLYN S. RAMER SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Ann Bell (NAME)	1st Trust Bank for Savings (NAME)	MAP 63-16-0-B
1117 Dawnwood Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 179
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James B. Porter and wife, Kristie Porter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Ann Bell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 261, on the Plan of Hampton Park (f/k/a Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Pages 550-552, and as corrected by Certificate of Correction in Book 7462, Page 445 and Book 8110, Page 401; and amended in Book 8181, Page 112, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James B. Porter by Quitclaim Deed from Jeryla A. Porter Gray, of record in Book 10554, Page 406, Register's Office for said County. See also deed of record in Book 8067, Page 565, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7351, Page 852; Book 7451, Page 739; and Book 8336, Page 393, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550-552, corrected in Book 7462, Page 445; Book 8110, Page 401; and Book 8181, Page 112, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1117 Dawnwood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 our hand s this 26th day of June 20 02

James B. Porter

James B. Porter

Kristie Porter

Kristie Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Porter and wife, Kristie 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 Nashville, Tennessee, this 26th day of June, 2003.

Commission expires ~~March, 29, 2003~~ 1/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

LEGAL DESCRIPTION CONTINUATION

The said Kristie Porter joins in this conveyance to convey any and all marital interest she may have in said property.