Davidson County DEEDWARR
Recvd: 12/26/02 10:22 2pgs
Fees:13.00 Taxes:336.70
20021226-0158598

This instrument prepared by:
Fayette County Title
621 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNER:
Dorothy Nelson
109 Catawba Court
Antioch, TN. 37013

SEND TAX BILLS:
Same

Map 162-03, Parcel 263.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **ISSAC D. PORTER AND WIFE, DOVIE S. PORTER,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **DOROTHY NELSON, an unmarried person,** the following described property to wit:

Land situated in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Haywood Hills, Section III, as of record in Book 4466, page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 186 fronts 50.00 feet along the Westerly margin of Catawba Court and extends back 174.29 feet on the Northerly line and 154.47 feet on the Southerly line to a broken line on the rear on which it has a total measurement of 96.0 feet.

BEING the same property conveyed to **ISSAC D. PORTER AND WIFE, DOVIE S. PORTER** by Deed of record in **BOOK 9870, PAGE 305**, Register's Office for Davidson County, Tennessee.

Taxes for 2002 are to be paid by the Grantors named herein.

Said conveyance is made subject to restrictions of record in Book 4691, page 670, Plan of record in Book 4460, page 164, Register' Office for Davidson County, Tennessee and any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

Property address known as: 109 Catawba Court, Antioch, TN. 37013

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, her heirs and assigns forever; and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same

is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto has duly executed the foregoing on this the 19th day of December, 2002.

ISSAC D. PORTER **DOVIE S. PORTER**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **ISSAC D. PORTER AND WIFE, DOVIE S. PORTER,** named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 19th day of December, 2002.

NOTARY PUBLIC

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

(SEAL)
My Commission Expires: 7/30/06.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of December, 2002.

NOTARY PUBLIC

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

(SEAL)
My Commission Expires:
5/28/03.

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