Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

New Owners Address:
Shana Porter and husband, William Porter
P.O. Box 78723
Nashville, TN 37027
Send Tax Bills to Same Address
Map/Parcel 071-10-0-168.00

Davidson County DEEDWARR
Recvd: 04/29/03 13:58 2pgs
Fees:13.00 Taxes:240.44
20030429-0057199

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of April, 2003 between

Vanderbilt Mortgage & Finance, Inc.
Party of the first part and

Shana Porter and husband, William Porter
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

Lot Number 5 in Block "D", East View Subdivision of the Shwab Property, a plan of which is of record in Book 547, Page 64 Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Vanderbilt Mortgage & Finance, Inc. by Deed in Lieu of Foreclosure dated 1/27/2003 from James Robert Taylor, John William Taylor, and Tina Louise (Taylor) Darden, all the heirs of Leon Taylor, a/k/a Youlers Leon Taylor, deceased in the year 2000 of record in Instrument Number 20030206-0016660 Register's Office Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Vanderbilt Mortgage & Finance, Inc.

BY: _____

TITLE: EVP

STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Paul Nichols with whom I am personally acquainted and who upon his oath acknowledged himself to be the EVP of Vanderbilt Mortgage & Finance, Inc., a corporation, the within named bargainor and that he as such EVP being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such EVP.

WITNESS my hand and official seal at office in Maryville, Tennessee on this the 15th of April, 2003.

Notary

My Commission Expires: 9/3/03

ELLEN RENCH SEXTON NOTARY PUBLIC AT LARGE COMM. EXP 9-3-2003 KNOX COUNTY, TENN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$64,983.00.** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Karen Heavener
Affiant

Subscribed and sworn to before me this 23rd day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 12/31/2006

BLOUNT COUNTY TENNESSEE NOTARY PUBLIC AT LARGE