RECORD & RETURN TO: After recording return documents to:
Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, Tn 37064

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/03 14:50 2pgs
Fees:13.00 Taxes:1480.00

20030829-0125962

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00

Andrew C. Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF AUGUST, 2003.

NOTARY PUBLIC

My Commission Expires: 10/22/05

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19636SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
/C. Andrew Porter 324 Greenway Avenue Nashville, TN 37205	CTX Mortgage Company P.O. Box 199114 Dallas, TX 75219-9114	104-5-341

FOR AND IN CONSIDERATION of Ten ($10.00) Dallas, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cynthia L. Spitler and husband, Burleigh Kenneth Spitler, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Andrew /C. Porter*, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 277, on the Plan of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cynthia L. Spitler, by deed from Joanne M. Shatford, unmarried and Kyle D. Thomas and wife, Geri Lyn Thomas, of record in Book 11766, page 538, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee;
3. Restrictive Covenants for Detached Structure of record as Instrument No. 20001102-0108808, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 324 Greenway Avenue, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 15th day of August, 2003.

Cynthia L. Spitler

Cynthia L. Spitler

Burleigh Kenneth Spitler

Burleigh Kenneth Spitler

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 15, 2003, before me personally appeared Cynthia L. Spitler and Burleigh Kenneth Spitler to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 15th day of August, 2003.

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

NOTARY PUBLIC

Amy Adams Gowan

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE