File Box 64
Record 1st

This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

Davidson County DEEDWARR
Recvd: 09/02/03 15:52 2pgs
Fees:13.00 Taxes:597.74
20030902-0126873

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karla S. Porter*** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Marcie Claas and husband, Eric Claas,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

* unmarried

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 27 day of August, 2003.

Karla S. Porter

Karla S. Porter

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **John Karla S. Porter,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 27 day of August, 2003.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$161,550.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of August, 2003.

Notary Public

My Commission Expires: 8/20/06

Map and Parcel: 141-07-0-B-43.00 CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Marcie Claas and husband, Eric Claas
6933 Somerset Farms Circle
Nashville, Tennessee 37221

EXHIBIT "A"

Being Lot No. 208 on the plan of the First Revision of Somerset Farms, Section Three, a Planned Unit Development, of record in Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karla S. Porter, an unmarried person, by deed from Bernard D. Goldstein dba Bernard D. Goldstein, Builder, on May 31, 1995 of record in Book 9689, page 405, Register's Office for Davidson County, Tennessee.