# WARRANTY DEED

TO BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 02/13/04 10:53 2pgs
Fees:13.00 Taxes:37.00
20040213-0017359

THIS INSTRUMENT PREPARED BY: Sharon Stephens
P.O. Box 9800
Maryville, TN 37802

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:
Name: VANDERBILT MORTGAGE & FINANCE, INC.
Address: 500 Alcoa Trail, Maryville, TN 37804

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $10,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me, this 10 day of Feb, 2004.

Affiant

Notary Public

My Commission Expires: 12-6-05

THIS INDENTURE, made this 10 day of Feb, 2004, by and between **Shana Porter & husband, William Porter (Grantor) and VANDERBILT MORTGAGE AND FINANCE, INC.** (collectively, the "Grantee").

**WITNESSETH:**

That said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

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 **Shana Porter and husband, William Porter** by Special Warranty Deed from Vanderbilt Mortgage & Finance, Inc. of record in Instrument Number 20030429-0057199, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 133 Elmhurst Avenue, Nashville, TN 37207. (However, the property description on the map and parcel number will have precedence over the address.)

**THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS SHE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. THE PREPARER HAS MADE NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE DEMISED PREMISES.**

The demised premises are the same as the previous deed of record, no boundary survey having been prepared at the time of this conveyance.

**TAX PARCEL IDENTIFICATION NO: 071-10-0-168.00**

**TO HAVE AND TO HOLD** the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

**AND** said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances.

**IN WITNESS WHEREOF,** The Grantor has executed this or caused the same to be duly executed by a duly authorized representative this the date first above written.

**GRANTOR:**

Shana Porter

William Porter

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, Shana Porter, and husband, William Porter, with whom I am personally acquainted, and who acknowledged that they, executed the within instrument for the purposes therein contained.

Witness my hand this 10 day of Feb, 2004.

Notary Public

My Commission Expires: 12-6-05

JOHNNY ERIC CARR NOTARY PUBLIC AT LARGE FRANKLIN COUNTY, TENNESSEE