After Recording Return To:
TransContinental Title Company
6025 Lee Highway, Suite 330
Chattanooga, TN 37421
Deal No.: 24-18617

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

Davidson County DEEDWARR
Recvd: 04/12/04 14:33 3pgs
Fees:18.00 Taxes:399.60
20040412-0041001

New Owner/ Property Being Conveyed
DAVID PORTER &
SABRINA PORTER
2303 A Modena Drive
Nashville, TN 37214

Send Tax Bills To:
New Owner

Map & Parcel:
084-11-0 176.00

WARRANTY DEED

This instrument, made and entered into on this the 8th day of APRIL 2004, 2004, by and between WILLIAM BUDDY WAYNICK and DONNA WAYNICK, husband and wife, Grantors, and DAVID PORTER and SABRINA PORTER, husband and wife, whose address is 2303 A Modena Drive, Nashville, TN 37214, Grantees.

WITNESSETH:

That for and in consideration of the sum of $108,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, their successors and assigns, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 75 FEET OF LOT NO. 191 ON THE PLAN OF MAPLECREST SUBDIVISION, AS OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 191 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF MODENA DRIVE AND EXTENDS BACK BETWEEN LINES 150 FEET ON THE EASTERLY LINE AND 116.57 FEET ON THE WESTERLY LINE, WHICH IS BROKEN LINE, TO A DEAD LINE IN THE REAR, MEASURING 35 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JUNIOR ALLISON WAYNICK AND WIFE, MILDRED WAYNICK, BY DEED FROM DAVID N.

KINCAID AND WIFE, KAY C. KINCAID, DATED SEPTEMBER 28, 1971 AND RECORDED OCTOBER 12, 1971 IN BOOK 4543, PAGE 880, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION # 084-11-0 176.00
PROPERTY ADDRESS: 2303 A Modena Drive, Nashville, TN 37214

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, in fee simple forever.

And the said Grantors covenants with the Grantee, their successors and assigns, that they have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set his hand and seal on this the date first above written.

William Buddy Waynick

WILLIAM BUDDY WAYNICK

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, WILLIAM BUDDY WAYNICK, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 8th day of April 2004.

TINA A. AMAIL
NOTARY PUBLIC
EXPIRATION DATE
09/25/04
DAVIDSON CO. TENN.

Notary Public
My Commission Expires

IN WITNESS WHEREOF, this Grantor has hereunto set her hand and seal on this the date first above written.

Donna Waynick
DONNA WAYNICK

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, DONNA WAYNICK, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 8th day of April, 2004.

TINA V. JARRELL NOTARY PUBLIC EXPIRATION DATE 09/25/04 DAVIDSON CO. TENN

Notary Public
My Commission Expires 09/25/04

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 168000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 8th day of April, 2004.

TINA V. JARRELL NOTARY PUBLIC EXPIRATION DATE 09/25/04 DAVIDSON CO. TENN

Notary Public My Commission Expires:

Name and Address of Property Owner:
David Porter
2303 A Modena Dr
Nash. Tn. 37214

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
SAME

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.