McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $103,000.00

X Noe P Diaz
Affiant

Subscribed and sworn to before me,
this 21st day of April, 2004.

Notary Public

My commission expires:

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires March 27, 2005

Davidson County DEEDWARR
Recvd: 04/28/04 15:49 2pgs
Fees:13.00 Taxes:381.10

20040428-0048418

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Noe P. Diaz **Idis R. Canizalez**	**AmSouth Bank**	**91-5-269**
816 Nashua Court	**2050 Parkway Office Circle**	
Nashville, TN 37209	**Birmingham, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Wayne A. Porter and wife, Rhonda F. Porter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Noe P. Diaz and Idis R. Canizalez, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Brookewood, Phase Two, of record in Plat Book 8250, page 877, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being the same property conveyed to Rhonda F. Porter, married and Frank T. Moran and Lydia W. Moran, by Warranty Deed from David J. Schweisthal and wife, Sandra D. Schweisthal, of Record in Book 11765, page 21, Dated December 2, 1999, Register's Office for Davidson County, Tennessee. Rhonda R. Porter, Frank T. Moran and wife, Lydia W. Moran , by Quitclaim Deed conveyed said property to Mitchell A. Watts, Trustee, and by same Quitclaim Deed, for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship, Mitchell A. Watts, Trustee, re-conveyed said property to Wayne A. Porter and wife, Rhonda F. Porter, of Record in Instrument # 20010221-0016208, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 8250, Page 877, Register's Office for DAVIDSON County, Tennessee.
2. Overhead Line Easement of record in Book 10994, Page 363, Register's Office for DAVIDSON County, Tennessee.
3. Any and all visible easements lying on or across the property.

This is improved (X) unimproved ( ) property known as 816 Nashua Court, Nashville, TN 37209.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 21st day of April, 2004.

Wayne A. Porter

Rhonda F. Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Wayne A. Porter and wife, Rhonda F. Porter, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2004.

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:_____ My Commission Expires MAR. 27, 2005