This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Kurt & Cynthia Herron
47692 Kennysaw Dr.
Old Hickory, TN 37138

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 04/29/04 14:45 2pgs
Fees:13.00 Taxes:480.63
20040429-0048827

SEND TAX BILL TO:

Kurt & Cynthia Herron
47692 Kennysaw Dr
Old Hickory, TN 37138

MAP	**064**
GROUP	**08-0**
PARCEL	**017.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, 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 Porter** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Kurt Herron and wife, Cynthia Herron**, 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 lying and being in Davidson County, Tennessee, being Lot 374, on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, page 182 and 183, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Porter by deed dated October 2, 2003, of record in Instrument no. 20031022-0156473, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 4460, page 182-183, said Register's Office.
4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 4460, page 182-183, Register's Office for Davidson County, Tennessee.
5. Subject to restrictive covenants contained in an instrument of record in Book 4704, page 448, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

This is investment property.

This is improved property known as 4762 Kenneysaw Dr., Old Hickory, Tennessee 37138.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hand this the 22nd day of April, 2004.

Cynthia Porter

Cynthia Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cynthia Porter**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2004.

NOTARY PUBLIC

REBECCA R. WAYNICK
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN
My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $129,900.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of April, 2004.

NOTARY PUBLIC

My Commission Expires:
5/20/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY