Davidson County DEEDWARR
Recvd: 05/19/04 09:07 2pgs
Fees:13.00 Taxes:712.62

20040519-0058604

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $192,600.00.

Wayne A Porter
Affiant

Subscribed and sworn to before me, This 30th day of April, 2004.

Notary Public

My Commission Expires: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Com. Exp. March 6, 2006

Address New Owner	Send Tax Bills to:	Map-Parcel
Wayne A. Porter 7241 Explorer Trail Nashville, TN 37221	Oak Street Mortgage 11595 N. Meridian St. Carmel, IN 46032	126-15-A-279

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Westview Homes, LLC hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wayne A. Porter and Rhonda F. Porter, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 79 on the Plan of Boone Trace at Biltmore, Section 7, of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Westview Homes, LLC a Tennessee Limited Liability Company by deed from Tennessee Contractors, Inc. of record in Instrument No. 20031022-0155785, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years.
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee.

This is improved property known as 7241 Explorer Trail Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of April, 2004.

Westview Homes, LLC

By: _____
John J. Davis, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared John J. Davis, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Chief Manager of Westview Homes, LLC, the within named bargainor, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Westview Homes, LLC by himself as such Chief Manager

Witness my hand, at Nashville, Tennessee, this 30th day of April, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN