Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/04 12:32 2pgs
Fees:13.00 Taxes:551.30
20040622-0073847

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

James B. Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2004.

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) 1100 Kermit Dr. Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Barry Porter (NAME)	same (NAME)	96-05-0
2645 Woodberry Drive (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	160.00
Nashville, TN 37214 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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

Deborah B. Smith and husband, Wesley L. Smith

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

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

Being Lot No. 195 on the Plan of Woodberry Park, of record in Plat Book 2133, page 117-119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Deborah B. Smith and husband, Wesley L. Smith, by Quitclaim Deed from Ann B. Waddell, Trustee, dated July 27, 1992, recorded July 27, 1992, of record in Book 8684, page 907, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 7949, page 418, in said Register's Office.

Subject to the following: easements, setback lines and restrictions of record at Book 2133, page 117, and otherwise of record; zoning and/or health department regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes were prorated as of date of deed and assumed by Grantee.

This is unimproved ( )
improved (X) property, known as 2645 Woodberry Drive (House Number/Street) Nashville (City/Town) TN (State) 37214 (Postal Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is 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 GRANTEE, 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 15th day of June, 2004.

Deborah B. Smith
DEBORAH B. SMITH

Wesley L. Smith
WESLEY L. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah B. Smith and husband, Wesley L. Smith** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN**, this 15th day of June, 2004.

Notary Public

MICHAEL T. HALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Commission Expires: 9/25/04