Davidson County DEEDWARR
Recvd: 07/15/04 15:44 2pgs
Fees:13.00 Taxes:351.50

20040715-0084911

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2004.

Notary Public
My commission expires: 9/4/05

02-0406-43260

Address of New Owner:	Send Tax Bills to:	Tax Information
Henrietta Porter	Decision One Mortgage	75-1-20.00
832 A&B Heritage Trail	6060 J.A. Jones Drive, Suite 1000	
Hermitage TN 37076	Charlotte, NC 28287	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Raymond D. Anderson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Henrietta Porter , unmarried , hereinafter called the Grantees, their successors 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. 95 on the Plan of Hermitage Hills, Section Twelve, of record in Book 4675, Page 125, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Raymond D. Anderson by deed dated 10/16/98 of record in Book 11162, Page 305, Register's Office for Davidson County, Tennessee. Raymond D. Anderson makes oath that the property herein described has neither been used as his principal residence nor as the principal residence of his spouse/dependents.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 832 A&B Heritage Trail, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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 12th day of July, 2004.

Raymond D. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raymond D. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of July, 2004.

State of Tennessee at Large

My Commission expires 9/4/05

