BOX 15

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 45771
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/16/04 08:19 2pgs
Fees:13.00 Taxes:595.70
20040716-0085001

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Molly A. Portis 145 39th Ave. N. Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 104-1-193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$161,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rebecca M. Sayre, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Molly A. Portis, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 49 on the Map of Part of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rebecca M. Sayre, an unmarried person by deed from the estate of Joe Guiseppi of record in Book 11632, Page 420, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; Matters set out on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 109, said Register's Office.

This is improved property, known as: 145 39th Ave. N., Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of July, 2004.

Rebecca M. Sayre

State of TENNESSEE

County of DAVIDSON

On this 13th day of July, 2004 , before me the undersigned authority, personally appeared Rebecca M. Sayre , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007 July 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $161,000.00

Affiant

Sworn and subscribed before me this the 13th day of July, 2004

My Commission Expires: 4/23/05

Notary Public

LARRY WILLIAMSBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN