THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
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Davidson County DEEDWARR
Recvd: 08/02/04 14:02 2pgs
Fees:13.00 Taxes:1313.50
20040802-0092220

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2004.

Notary Public

My Commission Expires: 9-30

Address New Owner As Follows:
Jill R. Porter and
William Drake Porter
2815 22nd Avenue South
Nashville, TN 37215

Send Tax Bills To:
Wells Fargo Bank, NA
3601 Minnesota Dr.
Bloomington, MN 55435-5284

Map-Parcel Number:
117-2-189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUGLAS S. RODMAN AND WIFE, EUNICE COLMORE RODMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JILL R. PORTER AND HUSBAND, WILLIAM DRAKE PORTER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 and Southerly 3 feet of Lot No. 31, Block 3, on the Plan of W. V. Davidson's Hillsboro Highlands Sections 2 and 3, as of record in Plat Book 843, page 23, Register's Office for said County.

Said lot and part of lot front together 83 feet on the westerly side of 22nd Avenue South and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Douglas S. Rodman and wife, Eunice Colmore Rodman by deed from Douglas S. Rodman, of record as Instrument No. 20020129-0011937, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 843, page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as 2815 22nd Avenue South, Nashville, TN 37215.

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 we covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 30th day of July, 2004.

Douglas S. Rodman

Eunice Colmore Rodman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOUGLAS S. RODMAN AND EUNICE COLMORE RODMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2004.

Notary Public

My Commission Expires: _____

GEORGE W. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007