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 $79,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2004.

Notary Public
My commission expires: 9/21/05

02-0406-43256

Address of New Owner:	Send Tax Bills to:	Tax Information
Stacey M. Porter 5506 California Avenue Nashville TN 37209	New Owner	91-02-0-313.00

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, Ronald W. Osborne, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stacey M. Porter and husband, Roy Porter, 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 Lots Nos. 1413 and 1415 of Block No. 50, Plan No. 2 West Nashville, of record in Plat Book 57, Page 172, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Ronald W. Osborne by deed dated 11/2/00 of record in Instrument No. 200011280116514, Register's Office for Davidson County, Tennessee. Ronald W. Osborne makes oath that the within-described property has neither been his principal residence nor 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 5506 California Avenue, Nashville, TN 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 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.

Davidson County DEEDWARR
Recvd: 10/01/04 09:06 2pgs
Fees:13.00 Taxes:292.30
20041001-0118301

WITNESS my hand this 28th day of September, 2004.

Ronald W. Osborne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald W. Osborne, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of September, 2004.

Notary Public

My Commission expires 9/1/05

