RETURN TO:
Advantage Title & Escrow
109 ... Avenue
N... TN 37205
615-292-2665
1344

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: 45924

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/05/04 15:24 3pgs
Fees:18.00 Taxes:555.00

20041005-0120029

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradley D. Porter 1425 Woodfield Drive Nashville, Tennessee 37211	U.S. BANK Home Mortgage 221 W. CHERRY NEVADA, MO 64772

TAX MAP-PARCEL NUMBERS: 172-12-B-025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna M. Ross Walker, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley D. Porter** *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. 337 on the Plan of Section Three Bradford Hills of record in Book 7900, page 6 Book 7900, page 239 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anna M. Ross, unmarried by deed from ~~Paul~~ Pearl J. Craddock, unmarried of record in Doc. No. 20030801-0109380, Register's Office for Davidson County, Tennessee. The said Anna M. Ross is now known as Anna M. Ross Walker.

Owen Walker spouse of Anna M. Ross Walker joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property..

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 6, amended in Book 7900, page 239, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 8267, page 616, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Owen Walker by Anna Ross Walker as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.* The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

* IN INSTRUMENT NO 20041005-0120029 SAID REGISTER'S OFFICE

This is improved property, known as: 1425 Woodfield Drive, Nashville, Tennessee 37211

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 30th day of September, 2004 .

Anna M. Ross Walker
Anna M. Ross Walker

Owen Walker
Owen Walker By:Anna Ross Walker, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 30th day of September, 2004 , before me the undersigned authority, personally appeared **Anna M. Ross Walker** , 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: _____

PERCY WILKINS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 24, 2008

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $150,000.00

Kimberly Sherman
Affiant

Sworn and subscribed before me this 30th day of September, 2004

My Commission Expires: 11-27-04

Deborah K. Devine
Notary Public

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 , **Anna Ross Walker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Owen Walker , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2004

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

EXHIBIT "A"
To
Warranty Deed

FROM: Anna M. Ross Walker, married

TO: Bradley D. Porter

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Anna Ross Walker

Anna Ross Walker, Affiant

Sworn to and subscribed before me this
30th day of September, 2004

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008