WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/04 14:32 2pgs
Fees:13.00 Taxes:728.90

20041123-0140492

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,000.00

x Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 2004

Notary Public

MY COMMISSION EXPIRES: 09/22/2007
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Havron	US Bank N.A.	MAP 112
(NAME)	(NAME)	
9011 Old Charlotte Pike	4801 Frederica St P.O. Box 20005	PARCEL 90.00
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rebecca R. Porter and William E. Porter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Havron and wife, Coreen Havron

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract of land in the 19th Civil District of Davidson County, Tennessee, according to a survey made by Petty & Petty, dated May 28, 1968, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Old Charlotte Pike, said point being 170 feet in a southerly direction along the easterly margin of Old Charlotte Pike from the northwest corner of the property conveyed to J. Dedrick Stevens and E. D. Hill by deed from B. T. Miller and wife, Nell Gordia Miller of record in Book 4123, page 349, said Register's Office; thence south 77° 01' east a distance of 698 feet to a point; thence south 2° 46' west a distance of 201 feet to a point; thence north 75° 50' west a distance of 739 feet to a point in the easterly margin of Old Charlotte Pike; thence along the easterly margin of Old Charlotte Pike north 16° 49' east a distance of 177 feet to the point of beginning, Said Tract being designated as Tract No. 2 and containing 3.0 acres more or less.

BEING the same property conveyed to Rebecca R. Porter by Warranty Deed dated December 26, 1978 from John J. Rohtert and wife, Sylvia S. Rohtert of record in Book 5378, page 364, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years,

CONTINUED

unimproved ( )
This is improved (X) property, known as 9011 Old Charlotte Pike, Pegram, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 our hand s this 19th day of November, 2004

Rebecca R. Porter
By: Rebecca R. Porter by D. Brian Hongsermeier, Attorney-in-fact
Brian Hongsermeier, Attorney-in-fact

William E. Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, William E. Porter, 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 and official seal at Goodlettsville, Tennessee, this 19th day of November, 2004.

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

D. Annette Maples
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2004, before me the undersigend, a Notary Public in and for said County and State, personally appeared, Brian Hongsermeier, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Rebecca R. Porter, the within named bargainor, as her attorney in fact, and being authorized so to do, acknowledged that he executed the same as the free act of Rebecca R. Porter.

Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of November, 2004.

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

D. Annette Maples
NOTARY PUBLIC

LEGAL DESCRIPTION CONTINUATION

easements and restrictive covenants of record.

William E. Porter joins in this conveyance for the purpose of conveying any and all right, title, and interest, homestead, marital or otherwise.

Brian Hongsermeier executes this Instrument as attorney-in-fact on behalf of Rebecca R. Porter pursuant to the Specific Power of Attorney of record at Instrument No. 20041123-0140491, Register's Office for Davidson County, TN