RETURN TO: GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300, Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2005.

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008

Notary Public
MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/24/05 07:58 2 pgs
Fees:13.00 Taxes:388.50
20050324-0031833

b-4440

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry R. Shuffit	CTX Mortgage Company, LLC	053-16-0-243.00
(NAME)	(NAME)	
805 Stone Hedge Court	P. O. Box 199114	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75219-9114	
(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, Tommy L. Porter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry R. Shuffit, 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Stone Hedge, Section 2 as of record in Plat Book 9700, Page 185, as amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

BEING all of the same property conveyed to Tommy L. Porter, a single man by Warranty Deed from Michael J. Howard and wife Heather L. Howard of record in Instrument #20000223-0017646, Register's Office for Davidson County, Tennessee.

Charles D. Simms executes this instrument as Attorney-In-Fact on behalf of Tommy L. Porter, pursuant to the Power of Attorney being recorded in Instrument No. 20050324-0031832 **, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record: 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 805 Stone Hedge Court, Old Hickory, TN 37138

(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 my hand this 8th day of March, 2005.

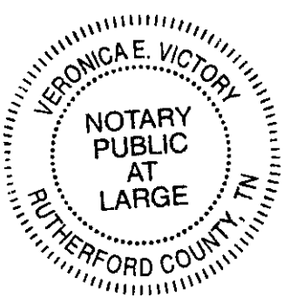
Tommy L. Porter by Charles D. Simms POA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Charles D. Simms, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Tommy L. Porter, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Tommy L. Porter. Witness my hand and Notarial Seal this 8th day of March, 2005.

Veronica E. Victory
Notary Public

My Commission Expires: 4-15-09



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Brentwood, Tennessee 37027