McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

e actual consideration or value, whichever is greater, for this transfer is
8,500.00

x Jose F. Alvarenga
Affiant

scribed and sworn to before me, this 26th day of April, 2005.

Notary Public

My commission expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 04/29/05 11:42 2 pgs
Fees:13.00 Taxes:401.45
20050429-0047827

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose F. Alvarenga	**Market Street Mortgage**	**Map 165-13, Parcel 9**
4740 Greystone Street	**213 Overlook Circle, Suite A-4**	
Antioch, Tennessee 37013	**Brentwood, Tennessee 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN 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 ACKNOWLEDGE, WE,

Walter L. Porter, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose F. Alvarenga, a single man

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. 16 on the Plan of Peppertree Forest Subdivision, Section One, Revised, of record in Plat Book 6900, pages 973, 974 and 975, Register's Office for Davidson County, Tennessee, to which reference is hereby given for a more complete description thereof.

Being the same property conveyed to Walter L. Porter, a Married man, by Cash Deed for Tennessee, from Secretary of Housing and Urban Development, of record in Instrument # 20050120-0007410, and re-recorded in Instrument # 20050128-0010642, Dated January 13, 2005, Register's Office for Davidson County, Tennessee.

Genelle Porter, wife of Walter L. Porter, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, pages 973, 974 and 975, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7892, page 736 and Book 8757, page 607, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 6900, page 943, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 4740 Greystone Street, Antioch, Tennessee 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 26th day of April, 2005.

* Walter Porter by Misun Porter Atty In-fact
Walter L. Porter, By: Misun Porter, his attorney in fact

* Genelle Porter by Misun Porter Atty In-fact
Genelle Porter, By: Misun Porter, her attorney in fact

_____

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, the within named Misun Porter, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Walter L. Porter and that she is authorized by Walter L. Porter to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of April, 2005.

_____
Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, the within named Misun Porter, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Genelle Porter and that she is authorized by Genelle Porter to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of April, 2005.

_____
Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05172-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027