Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
John E. Porter and Hattie E. Porter
4608 Long Branch
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 08/03/05 11:22 2 pgs
Fees:13.00 Taxes:349.65
20050803-0090951

MAP AND PARCEL:
MAP 148-8
PARCEL 201.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, T.D.S. & ASSOCIATES, LLC hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John E. Porter and wife, Hattie E. Porter, as joint tenants with right of survivorship, 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:

BEING Lot No. 62, on the Plan of Section Eight, Terragon Trails, of record in Plat Book 5200, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to T.D.S. AND ASSOCIATES, LLC, by Quitclaim Deed from Carey Harris, unmarried of record in INST: 20050729-0088686, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5273, Page 656, and such easements and setback lines of record in Plat Book 5200, Page 41, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 4608 Long Branch, Antioch, TN 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 John E. Porter and wife, Hattie E. Porter, their heirs and assigns, forever; and T.D.S. & ASSOCIATES, LLC does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of July, 2005.

T.D.S. & ASSOCIATES, LLC

Kaye J. Scott

Kaye J. Scott, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kaye J. Scott as Chief Manager of T.D.S. & ASSOCIATES, LLC, with whom I am personally acquainted (or proved to me 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 Chief Manager of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 2005.

Lynn Gray

NOTARY PUBLIC

My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 94,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of July, 2005.

Karen Russell

NOTARY PUBLIC
My Commission Expires:
3/20/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007