RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/10/05 08:35 2 pg
Fees:13.00 Taxes:229.40
20050810-0094559

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th Day of July, 2005.

NOTARY PUBLIC

My commission expires: 1/08/04

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Porter 558 Veritas Street Nashville, TN 37211	Same as New Owner	**133-01-0-267.00**

FOR AND IN CONSIDERATION of the sum of **Sixty Two Thousand Dollars and Zero Cents ($62,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Roger D. Pippin and wife, Kristi J. Pippin,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Carl Porter, a married man** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson,** Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No.385 on the map of Sunrise Heights Second Addition, as of record in Book 421, page 46, Register's Office for said County.

Said Lot No.385 fronts 50 feet on the northerly side of Veritas Street and runs back between parallel lines, with the easterly margin of the Mays Avenue, 150 feet to an alley.

Being the same property conveyed to Roger D. Pippin and wife, Kristi J. Pippin, by Deed from M.R. Bess and wife, Josephine Y. Bess, dated 09-30-1996, of record in Book10207, Page 521, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this 18th Day of July, 2005.

Roger D. Pippin

Roger D. Pippin

Kristi J. Pippin

Kristi J. Pippin

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Roger D. Pippin and Kristi J. Pippin, being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 18th Day of July, 2005.

Notary Public

My commission expires: 10/8/06

NOTARY PUBLIC AT LARGE