(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,900.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 16th DAY OF **SEPTEMBER, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 9/18/07
(AFFIX SEAL)

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/26/05 10:15 3 pgs
Fees:18.00 Taxes:554.63

20050926-0115090

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Chester Porowski	QUICKEN LOANS	**176.01-OA-3.00 CO**
5048 Singing Hills Dr.	P.O. BOX 530483	
Antioch, TN 37013	LIVONIA, MI 48153-0483	

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 ACKNOWLEDGED, WE,

Amy Lowry and husband, Jorge Rivera

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

Chester Porowski

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

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 200104120036163, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Storm Water Detention Agreement of record in Instrument #200102080012477, said Register's Office.

All Easements to Metropolitan Government of Nashville of record in Book 8169, Pages 564, 571, 579, 588, said Register's Office.

All Transmission Line Easement of record in Book 9632, page 973, said Register's Office.

All Declaration of Covenants, Conditions, Restrictions and Bylaws of record in Instrument #200108140087812, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **5048 Singing Hills Dr.**
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 GRANTEES, their heirs and assigns forever; and we do not 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 ever 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 16th day of **SEPTEMBER, 2005.**

Amy Lowry

Jorge Rivera

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Amy Lowry and Jorge Rivera**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 9:00 AM

This 16th day of **SEPTEMBER, 2005.**

Notary Public

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 9/18/07

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412003616 3, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Amy Lowry and husband, Jorge Rivera by Warranty Deed from Classic Homes BOS, LP dated 12/23/04 and filed for record 12/29/04 in Instrument #200412290154061, Register's Office for Davidson County, Tennessee.