BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF **NOVEMBER, 2005.** Notary Public MY COMMISSION EXPIRES: **September 22, 2007** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/18/05 15:25 2 pgs
Fees:13.00 Taxes:832.50
20051118-0139844

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PORCH REALTY, LLC	**SAME**	**91-9-22**
(NAME) **8216 HWY. 100**	(NAME) 618 Vernon Avenue	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GARY C. DUKE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PORCH REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 3 on the Final Plat of Duluth Vernon Subdvision, of record in Instrument No. 20011030-0118204, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary C. Duke from Franklin Mitchell, as sole owner and pastor of West Nashville Full Gospel Outreach, a non-incorporated religious institution, by deed of record in Instrument #20050307-0024836, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Gary C. Duke, unmarried, from West Nashville Full Gospel Outreach, a Tennessee nonprofit corporation and West Nashville Full Gospel Outreach, a non-incorporated religious institution, by quitclaim deed being recorded simultaneously herewith of record as Instrument No. 20051118-0139843, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Instrument No. 20011030-0118204, said Register's Office.

unimproved ( )
This is improved(X) property, known as **618 VERNON AVENUE, NASHVILLE, TN 37209**
(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 18th day of November, 2005.

GARY C. DUKE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary C. Duke**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of November, 2005.

My commission expires: **September 22, 2007**

Notary Public

DEBORAH J. C
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.