WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/05 10:05 2 pgs
Fees:13.00 Taxes:466.20
20051201-0144301

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2005

Notary Public

MY COMMISSION EXPIRES 11-14-09

(AFFIX SEAL)

DAPHNE M. DAVIS NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte Porter (NAME)	New Owner (NAME)	150-9-115.00
3021 Kinwood Drive (ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Samuel O. Oluwole and wife, Christina A. Oluwole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monte Porter, a married 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. 35, Section Four, Phase Two on the Plan of Forest View Park, of record in Plat Book 5200, Page 674, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Samuel O. Oluwole and wife, Christina A. Oluwole by deed dated 11/20/98 and recorded on 11/23/98 from Ohio Farmers Insurance Company and Jennifer C. Lane, husband and wife of record in Book 11215, page 377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ( )
This is improved (X) property, known as 3021 Kinwood Drive, Antioch, Tennessee 37013
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 our hand S this 22nd day of November, 2005

Samuel O. Oluwole

Samuel O. Oluwole

Christina A. Oluwole

Christina A. Oluwole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel O. Oluwole and wife, Christina A. Oluwole

the bargainor s, 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 official seal at Brentwood, Tennessee, this 22nd day of November, 2005.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

CHARLES A. SULLIVANT JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

My commission expires _____

Notary Public