THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $53,000.00.

Jeremy Baker
Affiant

Subscribed and sworn to before me this 21st day of Feb 2006.

James C. Dale
Notary Public

My commission expires: 3/31/07

Davidson County DEEDWARR
Recvd: 02/28/06 08:28 2 pg:
Fees:13.00 Taxes:196.10
20060228-0022656

Address New Owner as Follows:
Jeremy Ray Baker
4003 Meadowview Circle
Pleasant View, TN 37146

Send Tax Bills:
Same

Map/Parcel No.:
Map 107-13
Parcel No. 124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **William Todd Porter, Jr.,** an unmarried person, herein referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeremy Ray Baker,** herein referred to as Grantee, his heirs and assigns, land in Davidson County, Tennessee, more particularly described as

Being Lot No. 2 on the Plan of Miro Meadows, of record in Plat Book 1424, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William Todd Porter, Jr. by James Richard Knihtila and wife, Laverne Knihtila, by warranty deed of record in Book 4691, Page 717, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Metropolitan Government of Nashville, Davidson County, Tennessee, property taxes for 2006 and subsequent years which the Grantee assumes and agrees to pay.

2. The plan of record in Plat Book 1414, Page 95, Register's Office, showing an owner's certificate, and certain easements and setback lines.

3. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 4306, Page 59, said Register's Office.

This is improved property known as 1009 Goodbar Drive, Nashville, Tennessee 37217.

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, his heirs and assigns, forever. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21 day of February, 2006.

William Todd Porter, Jr.
(An Unmarried Person)

"Grantor"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James C. Dale III, a Notary Public in and for said State and County, the within named **William Todd Porter, Jr.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 21st day of February, 2006.

Notary Public

My Commission Expires: [redacted]