BOX 50-B

~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

P-06-3405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-26-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Datya Porter	COUNTRYWIDE (NAME)	
3405 Anderson Rd., #203 (ADDRESS)	4500 PARK GRANADA (ADDRESS)	136-15-A-49CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	CALABASAS, CA 91302 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAVERNE FROSS AND WIFE, IVA FROSS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DATYA PORTER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: Land in Davidson County, Tennessee, being Unit No. 49 on the plan of Watercrest Townhomes, Phase Two, of record in Book 11190, page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to LaVern Fross and Iva Fross, by Trustee's Deed from Priority Trustee Services of TN, LLC, dated October 20, 2005, of record in Instrument No. 20051025-0128693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3405 Anderson Rd., #203, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 03/03/06 14:22 2 pgs
Fees:13.00 Taxes:484.70

20060303-0025080

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 my/our hand(s) this 28th day of February, 2006.

LaVern Fross By Kelly Ross Atty in Fact

LaVerne Fross

Iva Fross By Kelly Ross Atty in Fact

Iva Fross

STATE OF Tennessee

COUNTY OF Williamson

On this the 28th day of Feb., 2006 before me personally appeared Kelly Fross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LaVern Fross and Iva Fross, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal this 28th day of Feb., 2006.

Carol T. Baker
Notary Public

My Commission Expires: 4/5/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800