Box 56 Record

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $168,000.00.

Affiant

Subscribed and sworn before me this the 10th day of March, 2006.

Notary Public
My commission expires: 11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Randall Carl Setterberg	Franklin American Mortgage Co.	161-10-0-B 052.00CO
408 Windsor Ct	501 Corporate Centre Drive, Ste 400	
Nashville, TN 37211	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Porter and wife, Miriam A. Porter, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Randall Carl Setterberg, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 243, as shown on the map entitled Second Revision, Phase Six, Villages of Brentwood, of record in Plat Book 6900, page(s) 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH PORTER AND WIFE, MIRIAM A. PORTER, by deed from GREG ADAMS, UNMARRIED, of record as Instrument No. 20030305-0029423, dated February 26, 2003, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 408 Windsor Ct, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 10th day of March, 2006.

Joseph Porter

Miriam A Porter by Joseph Porter her attorney-in-fact

Miriam A. Porter
By Joseph Porter, her Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 03/14/06 11:48 2 pgs
Fees:13.00 Taxes:621.60

20060314-0029201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Porter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2006.

My commission expires:

11/22/08



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2006, before me, the undersigned Notary Public in and for said County and State, personally appeared Joseph Porter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Miriam A. Porter, by Specific Power of Attorney dated March 8, 2006, and who acknowledged that he executed the same as the free act and deed of Miriam A. Porter.

Witness my hand and official seal this 10th day of March, 2006.

My Commission Expires:

11/22/08

Notary Public

