RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/10/06 15:24 2 pgs
Fees:13.00 Taxes:576.83
20060510-0055095

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of April, 2006, by and between Issac Porter and, Dovie Porter, husband and wife, party of the first part, and Brandon Stotts, unmarried, party of the second part. **Brandon Stotts and Brandon P. Stotts are one in the same person.**

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 74 on the Plan of Old Hickory Hills, Section One, of record in Instrument Number 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Issac Porter and wife, Dovie Porter by virtue of that certain Warranty Deed dated June 27, 2003, at Instrument No. 20030711-0096279 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Instrument # 20011023-0115382 and 20020116-0006750 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Issac D. Porter
Issac Porter

Dovie Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Issac Porter and Dovie Porter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that ~~he~~/~~she~~/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2006.

Notary Public

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10

Property Owner & Address: ~~Property~~ Brandon Stotts
Property Address

Tax Parcel No 182060A074100CO

Property Address: ~~Owner Address~~ 7125 Legacy Drive
Antioch, TN 37013

MAIL TAX
BILLS TO: **AmSouth Bank**
2050 Parkway Office Circle
Birmingham, AL 35244

Firm File #: 20060115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $155,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Heather Nozeon
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of April, 2006.

L. MacKenzie Cohen
Notary Public

My Commission Expires:

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010