Davidson County DEEDWARR
Recvd: 07/26/06 08:41 2 pgs
Fees:13.00 Taxes:906.50

20060726-0089844

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-09

(AFFIX SEAL)

WARRANTY DEED

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

G-KW-06-405

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Porter	New Owner (NAME)	
405 Saylors Court		114-8A-65 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN GLEAVES AND WIFE, CARRIE ANN GLEAVES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH PORTER AND WIFE, REBEKAH PORTER, hereinafter called the Grantee(s), 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 Lot 65, CEDAR CREST SUBDIVISION, PHASE II, as shown on plat of record in Plat Book 9700, Page 37, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Gleaves and wife, Carrie Ann Gleaves from Igbal Singh and Mirjana Cvetkovic, recorded on the 4th day of September, 2002 in Instrument No. 20020904-0107146, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9700, page 37; Book 7213, page 973; Book 8424, page 405; Book 10086, page 772; Book 10174, page 199; Book 8480, page 693; Book 8424, page 180; Book 7127, page 767; Book 8440, page 259; and Instrument Number 20020823-0102246, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 405 Saylors Court, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of July, 2006.

John Gleaves

Carrie Ann Gleaves

STATE OF Tennessee
COUNTY OF Davidson

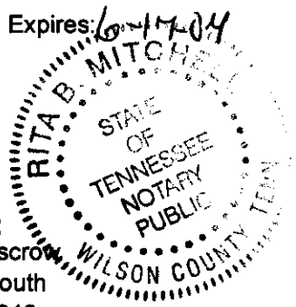
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves and Carrie Ann Gleaves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-04

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903