07

Realty Title
Box 484

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067

**This document prepared by ~~(and after recording return to)~~:**

| | |
|---|---|
| **Name:** | **Consumer Trust Title & Escrow, LLC** |
| **Address:** | **219 Ward Circle, Ste. 5** |
| **Address 2:** | |
| **City, State, Zip:** | **Brentwood, TN 37027** |
| **Phone:** | **615-369-0039** |

Davidson County DEEDWARR
Recvd: 12/22/06 10:48 3 pgs
Fees:18.00 Taxes:2638.10

20061222-0157999

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LESTER L. PORTER, III, MARRIED** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **JOHN CLAY REED, A SINGLE MAN** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF SECOND REVISION, THE IROQUOIS OF NASHVILLE OF RECORD IN BOOK 6900, PAGES 61 AND 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO LESTER L. PORTER, III BY QUITCLAIM DEED OF THE RESOLUTION TRUST CORPORATION AS CONSERVATOR FOR METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A. DATED FEBRUARY 24, 1992 AND RECORDED FEBRUARY 27, 1992 IN BOOK 8559, PAGE 822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**Map Parcel Number: 116-16-B-19CO**

**This property is known as: 134 WENTWORTH AVE., NASHVILLE, TN 37215**

Subject to Restrictions of record in Book 6657, Page 683, Book 6684, page 243, Book 6820, page 732, Book 7523, page 828; Charter of Homeowner's Association of record in Book 7661, page 875, Book 8209, page 304.

All matters shown on the Plat of record in Book 6900, Pages 62, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 12th day of December, 2006.

Grantor
LESTER L. PORTER, III

ROSEMARY PORTER

ROSEMARY PORTER, WIFE OF LESTER L. PORTER, III JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST SHE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HER MARRIAGE TO LESTER L. PORTER, III.

STATE OF Tennessee

COUNTY OF Williamson

On this 12th day of December 2006 before me personally appeared Lester L. Porter, III and Rosemary Porter to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons') free act and deed.

Notary Public

Printed Name: W. Davis

Commission Expires:

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

My Commission Expires JAN. 20, 2009

**Grantor(s) Name, Address, phone:**
LESTER L. PORTER, III

**Grantee(s) Name, Address, phone:**
JOHN CLAY REED
134 WENTWORTH AVE
NASHVILLE, TN 37215

**SEND TAX STATEMENTS TO :**

NEW OWNER

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$713,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of December 2006.

Angela K. Robertson
Affiant

ANGELA K. ROBERTSON
Type or Print Name

Deborah K. Devine
Notary Public

(Seal)

Deborah K. Devine State of Tennessee Notary Public Davidson County

My commission expires:

11/22/08

DEBORAH K. DEVINE
Type or Print Name