THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03615

Return to:
First National Financial Title
5034 Thoroughbred Lane
Suite C
Brentwood, TN 37027

Property Address:
4816 Hickory Way, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

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, **Nina Lampley, unmarried** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Mon-Kisha Porter, unmarried** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 79 on the Plan of Hickory Woods Section "B", as shown by plat of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from William T. Seal and wife, Jennifer Seal, dated August 9, 2004, and recorded August 12, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200408120097441.

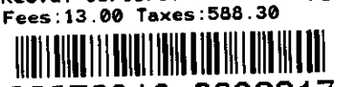
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Davidson County DEEDWARR
Recvd: 03/16/07 10:16 2 pgs
Fees:13.00 Taxes:588.30



20070316-0032217

WITNESS Grantor's hand this 7th day of March, 2007.

Nina Lampley by Jennifer Seal her attorney in fact {Seal}
Nina Lampley

State of TENNESSEE
County of WILLIAMSON

On this the 7th day of March, 2007, before me, the undersigned officer, personally appeared Nina Lampley, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she executed same as her free act and deed.

KIM L. HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

My Commission expires: July 21, 2007

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $159,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amy Crowe
Affiant

Sworn to and subscribed before me this the 7th of March, 2007.

Notary Public

My Commission expires: July 21, 2007

Name of Owner and Property Address:
Mon-Kisha Porter
905 Brentridge Place
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Countrywide Home Loans, Inc.
801 Crescent Center
Franklin, TN 37076

Tax Parcel ID#: 17605011400

KIM L. HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 7th day of March, 2007, before me personally appeared Jennifer Seal, to me known (or proved on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nina Lampley as her attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Nina Lampley.

Witness my hand and official seal at office in Brentwood, Williamson County, Tennessee this 7th day of March, 2007.

KIM L. HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public
My Commission Expires: July 21, 2007