BOX 13
12875

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/02/07 12:21 2 pgs
Fees:13.00 Taxes:444.00
20070502-0052462

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of April, 2007, by and between Genelle Porter, a married woman, party of the first part, and Maria Elena Herrara, an unmarried woman, party of the second part.

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 Cumberland, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 46 on the Plan of Beverly Heights Subdivision, Section 2, as of record in Book 2331, Page 42, Register's Office for said County, described as follows:

Lot Number 46 fronts 70.0 feet on the easterly side of Hopedale Drive and runs back 262 feet on the northerly side and 246.9 feet on the southerly side to a dead line in the rear on which it measures 71.2 feet.

Being all or part of the same property conveyed to Genelle Porter by virtue of that certain Cash Deed dated November 7, 2006, at Instrument No. 20061113-0140274 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 Cumberland **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions 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.

Genelle Porter by Misun Porter Attorney In Fact

Genelle Porter by Misun Porter, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 10th day of April, 2007.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Maria Elena Herrara

Tax Parcel No 147-04-0 017.00

Property Address: 4812 Hopedale Drive
Nashville, TN 37211

MAIL TAX BILLS TO: First Consolidated Mortgage Company.
1700 Pacific Avenue Ste 2
Dallas, TX 75201

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 $120,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of April, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

