Davidson County DEEDWARR
Recvd: 07/06/07 08:01 2 pgs
Fees:13.00 Taxes:336.70
20070706-0080404

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Oscar Porter 511 Moore Avenue Nashville, TN 37203	Same	081 03 0 026.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jeanetta Owens, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Oscar Porter, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 and the southerly one-half of Lot No. 21 in the Buena Vista Heights Addition, a plan of which is recorded in Book No. 161, page 19, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 20 and said southerly one-half of Lot No. 21 adjoin and front together 75 feet on the west side of !8th Avenue North, formerly Salem Street, and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Granville M. Owens and wife, Jeanetta Owens by deed from Four Star Realty Investment Co., of record in Book 8435, page 899, said Register's Office. The said Granville M. Owens conveyed his interest in the property to the said Jeanetta Owens by deed of record in Book 9979, page 314, said Register's Office.

This is improved property known as 2143 18th Avenue North, Nashville, Tennessee 37208.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and binds herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 22nd day of June, 2007.

Jeanetta Owens

JEANETTE OWENS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeanette Owens, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of June, 2007.

F. B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires May 22, 2010

F. B. Murphy, Jr.

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

Oscar Porter

AFFIANT

Subscribed and sworn to before me this 22nd day of June, 2007.

F. B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires May 22, 2010

F. B. Murphy, Jr.

NOTARY PUBLIC