	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $141,987.00 Affiant Subscribed and sworn to before me, this 29th day of June, 2007. Notary Public My Commission Expires: 3-7-11
(Notary Stamp)	

ROBIN KOBRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/09/07 15:34 2 pgs
Fees:13.00 Taxes:525.35
20070809-0095657

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Virginia Eleanor Porch	Countrywide	**Map\Parcel: 119-13-0-149**
525 Timmons Street	P.O. Box 660694	
Nashville, TN 37211	Dallas, TX 75266-0694	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

David B. Fish, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Virginia Eleanor Porch, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of a certain lot marked "Reserved" and lying North of Lot No. 15 on the Map of H.G. McNabb's Subdivision, as of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David B. Fish, unmarried by Warranty Deed from Ruth W. Gammon, unmarried, dated November 15, 2004, of record in Instrument No. 20041116-0137389, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1130, Page 64, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 525 Timmons Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 29th day of June, 2007.

David B. Fish

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, David B. Fish, unmarried , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 29th day of June, 2007.

Notary Public

My Commission Expires:_____

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 15, 2009

File #: **07496-JM**
RECORD & RETURN TO:

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