WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

OR

Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

G-CW-08-1038

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey B. Porter	Jeffrey B. Porter	
1038 9th Avenue North	(NAME) 1038 9th Avenue North	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	82-13-A-28 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LINDSEY ALLMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY B. PORTER, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. C-7 ON THE PLAN OF ROW 8.9 CONDOMINIUMS, AS SHOWN ON THE PLAT OF THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF A PORTION OF LOTS NO. 5 AND 93 OF BALCH AND WHITESIDE'S ADDITIONS TO NASHVILLE, OF RECORD IN INSTRUMENT NO. 20020718-0086526, REGISTER'S OFFICE FOR SAID COUNTY, AND AS DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20011121-0128062, AS AMENDED IN INSTRUMENT NO. 20021212-0153656, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CURTIS S. OLSON,UNMARRIED TO LUCAS ALLMON AND WIFE,LINDSEY ALLMON AS RECORDED ON THE 10TH DAY OF APRIL 2007 INSTRUMENT NO.20070410-0042481 AND FURTHER QUIT CLAIMED TO LINDSEY ALLMON BY QUIT CLAIM DEED FROM LUCAS ALLMON AS RECORDED ON THE 24TH DAY OF AUGUST 2007, INSTRUMENT NO. 20070824-0101777.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1038 9th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Davidson County DEEDWARR
Recvd: 03/06/08 15:19 2 pgs
Fees:13.00 Taxes:795.50
20080306-0022858

Witness my/our hand(s) this 29th day of February, 2008.

Lindsey Allmon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsey Allmon, the within named bargainor, with whom I am personally acquainted (or proved to me 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 and official seal, this the 29th day of February, 2008.

Notary Public

My Commission Expires: 11/24/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903