Davidson County DEEDWARR
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Fees:13.00 Taxes:603.10
20080402-0033404

WARRANTY DEED

Return to: File Box 9B
First Title & Escrow Co., Inc.
#27502

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $163,000.00

Affiant

Subscribed and Sworn to me this 27th day of March, 2008.

Notary Public

My commission expires:

My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Steven L. Porter 514 Continental Drive Nashville, TN 37209	Taylor Bean & Whitaker 1417 North Magnolia Ave. Ocala, FL 34475	MAP & PARCEL 10203005100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Melissa Lockhart,** married, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Steven L. Porter and wife, Viviana Porter**, hereinafter called the Grantee(s), 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 Lot No. 1319 on the Plan of Charlotte Park, Section 17, of record in Book 3600, pages 21 and 22, Register's Office for said County.

Said Lot fronts 73.5 feet on the northerly side of Continental Drive and runs back 156.4 feet on the westerly line and 154 feet on the easterly line to a dead line on which it measures 82.2 feet.

Being the same property conveyed to Melissa Lockhart from T. Larry Edmondson, Substitute Trustee, by Substitute Trustee's Deed of record in Instrument No. 20031209-0176643, Register's Office for Davidson County, Tennessee.

Jay Lockhart joins in this conveyance to convey any interest he may have as the husband of Melissa Lockhart.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3600, Pages 21 and 22, said Register's Office.

This is (x) improved ( ) unimproved property known as 514 Continental Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 27th day of March, 2008.

Melissa Lockhart

Jay Lockhart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa Lockhart and Jay Lockhart** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY