#11103
33863

Davidson County	DEEDWARR
Recvd: 04/03/08 09:41	3 pgs
Fees:18.00 Taxes:274.91	
20080403-0033602	

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $74,300.00

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

Subscribed and sworn to before me, this 31st day of March, 2008.

Notary Public
My commission expires: 7/16/11

15-0802-151365

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cereasa Horner	Franklin American Mortgage	059-10-0-265.00
826 Charlie Place	501 Corporate Centre Dr #400	
Nashville TN 37207	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Henrietta Porter, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cereasa J. Horner, a single woman, hereinafter called the Grantees, their successors 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. 13-A, on the Plan of Zone Lot Division of Lots 9-13, Haynes Manor, Section 7, of record in Book 6250, Page 292, as amended in Book 6900, Page 207, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Henrietta Porter by deed from Clarence L. Covington, unmarried, dated February 25, 2005, recorded March 1, 2005, of record in Instrument No. 20050301-0022352, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 826 Charlie Place, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 31st day of March, 2008.

Henrietta Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Hermitage, TN, this 31st day of March, 2008.

State of Tennessee at Large

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission expires: 06/23/2010

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Holloway

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ROGER SPROCHI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11-7-11

Notary's Seal (If on paper)