WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/08 14:27 3 pgs
Fees:18.00 Taxes:203.50
20080430-0044126

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$55,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of April 2008.

Daphne M. Davis

Notary Public
My Commission expires: 11-14-2008
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 2307 Porter Road Trust	SAME	072-16-0-058.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stanley Lewis Valdes**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 2307 Porter Road Trust, L&O Farms, LLC, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Burchwood Gardens, Section 1, of record in Book 2900, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 14 fronts 85.0 feet on the northerly margin of Porter Road and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Irene E. Marroney, by deed from Philip M. Brownstein, as Federal Housing Commissioner, on July 30, 1964, of record in Book 3798, page 797, Register's Office for Davidson County, Tennessee. And further conveyed to Stanley Lewis Valdes with a life estate to Martha Eubanks Valdes of record in Instrument Number 20000623-0062784, said Register's Office. The said Martha Eubanks having died and ending the life estate leaving property solely to Stanley Lewis Valdes.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 16, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4828, page 89, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainageg of record in Book 4147, page 225, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2307 Porter Road, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 30, 2008.

Stanley Valdes

Stanley Valdes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stanley Lewis Valdes** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires:11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)