Davidson County DEEDWARR
Recvd: 08/12/08 11:27 2 pg
Fees:13.00 Taxes:481.00
20080812-0082883

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of July, 2008, by and between Walter Porter, a married man, party of the first part, and Jeremy Hall and Barbara Regan Hall, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One, Sherwood Forest of record in Book 4175, Page 153 Register's Office for said County.

SAID Lot No. 4 fronts 80.0 feet on the westerly margin of Big Horn Drive and extends back 158.85 feet on the northerly line and 152.72 feet on the southerly line to a dead line in the rear, measuring 89.57 feet thereon.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 4175 Page 153, said Register's Office, which Plan shows a 30 feet minimum building setback line from Big Horn Drive and easement for public utility and drainage purposes along the rear portion of said lot, with a sewer line lying therein, and a 2.5 X 25 foot utility anchor easement located on the northeasterly front corner of said lot and Restrictions contained in instrument on record in Book 4482, Page 427, said Register's Office.

Being all or part of the same property conveyed to Walter Porter by virtue of deed dated August 20, 2007 and recorded at Instrument No. 20070827-0102261 in the Register's Office of Davidson County, Tennessee. US Bank National Association, as Trustee by virtue of Deed dated May 3, 2007 and recorded at Instrument No. 20070517-0059089 in the Register's Office for Davidson County, Tennessee.

******Seller warrants that he has never occupied this property and that the subject property has never served as his primary residence.******

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2008 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4482, Page 427 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Walter Porter by Misun Porter AIF in fact

Walter Porter by Misun Porter, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Misun Porter, with whom I am personally acquainted to be the person who executed the foregoing instrument in behalf of Walter Porter, and who acknowledged that she executed the same as the free act and deed of said Walter Porter.

WITNESS my hand and official seal at office this 31st day of July, 2008.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address:	Jeremy A Hall and Barbara Regan Hall 4812 Big Horn Dr. Old Hickory, TN 37138
Tax Parcel No	065130D1300
Property Address:	4812 Big Horn Drive Old Hickory, TN 37138

MAIL TAX
BILLS TO: Taylor Bean & Whitaker Mortgage Corporation
1417 North Magnolia Ave.
Ocala, FL 34475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2008.

Notary Public

My Commission Expires: 3-7-2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds