Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2008.

Notary Public
My commission expires:

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

06-0808-73185

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Porter	Pinnacle National Bank	052-01-0-023.00
149 Harrington Ave.	211 Commerce Street, Suite 300	
Nashville TN 37115	Nashville, Tn 37201	

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, Thomas E. Burgess, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin Porter,* 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:

*an unmarried man

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Madison Realty Company's Subdivision, of record in Book 547, Page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William G. Phillips and Thomas E. Burgess, both unmarried by deed from Ricky E Thompson and wife, Deborah A. Thompson, dated November 1, 1996, recorded November 5, 1996, of record in Book 10249, Page 613, Register's Office for Davidson County, Tennessee. The said William G. Phillips having since died, leaving title vested in Thomas E. Burgess.

The grantee herein, Kevin Porter, is also know as James Kevin Porter.

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 149 Harrington Ave., Nashville, TN 37115

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.

Davidson County DEEDWARR
Recvd: 09/30/08 10:04 2 pgs
Fees:13.00 Taxes:240.50
20080930-0099004

WITNESS my hand this 26th day of September, 2008.

Thomas E. Burgess

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas E. Burgess and , 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 Mt. Juliet, TN, this 26th day of September, 2008.

Notary Public

My Commission expires 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012