Davidson County DEEDWARR
Recvd: 10/20/08 08:31 2 pg
Fees:13.00 Taxes:464.35

20081020-0104827

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $125,500.00

Affiant

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

Notary Public
My commission expires: 9-19-2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

06-0809-73222

Address of New Owner:	Send Tax Bills to:	Tax Information
Jared Porter 267 Buck Run Drive Nashville TN 37214	New Owner	122-01-0-A-407.00

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, Marty Penix, married, and James Deatrick, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jared Porter and wife, Meaghan 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:

Land in Davidson County, Tennessee, being Unit No. 73, on the Plan of Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Caron by deed from Mario Giovanni Zan and Silvia Pasqua Zan, Co-Trustees of the "Zan 1990 Family Trust", sated July 30, 2006, recorded July 18, 2006, of record in Instrument No. 20060718-0086090, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marty Penix, married and James Deatrick, Jr. by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated July 15, 2008, recorded July 30, 2008, of record in Instrument No. 20080730-0077873, 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.

The subject property is neither the principal residence of Grantor, Marty Penix, nor his spouse or any dependent

This property is improved property known as 267 Buck Run Drive, Nashville, TN 37214

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 24 day of September, 2008.

Marty Penix

James Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marty Penix and James Deatrick, Jr., 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 24 day of September, 2008.

Notary Public

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

My Commission expires: 01/17/2012