BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF NOVEMBER, 2008. Notary Public MY COMMISSION EXPIRES: AUGUST 23, 2011 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIRK RUSSELL ESPINOZA, ET UX	**SAME**	**090-11-0-017.00**
(NAME) **648 RIVER ROUGE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/12/08 15:07 2 pgs
Fees:13.00 Taxes:444.00
20081112-0112105

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GALE PORTER, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF HARRY GALE PAVEY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRK RUSSELL ESPINOZA AND WIFE, LETRICIA LYNN ESPINOZA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 607, as shown on the map entitled Plan of Charlotte Park, Section 9, of record as Plat Book 2900, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 607 fronts 72 feet on the easterly side of River Rouge Drive and runs back between parallel lines 130.0 feet to a line in the rear, measuring 72.0 feet.

Being the same property conveyed to Harry Gale Pavey and wife, Mildred Pavey by deed from Peter Eugene Lynch of record in as Book 3506, page 317, dated February 20, 1963, said Register's Office. The said Mildred Pavey having since died on April 17, 1996 and the said Harry Gale Pavey having since died on March 11, 2007, leaving a will and devising subject property to GALE ANN PORTER, HARRIET LOUISE HALL and ST. ANDREWS EPISCOPAL CHURCH. The subject property being further conveyed to GALE PORTER by deed from S. GLENN HALL, Administrator of the Estate of Harry Gale Pavey, of record as Instrument No. 20081014-0103573, dated September 5, 2008, said Register's Office and by deed from HARRIET LOUISE HALL, devisee under the Last Will and Testament of Harry Gale Pavey, of record in Instrument No. 20081021-0105463, dated October 20, 2008, said Register's Office and by deed from James M. Guill, Rector and Chief Executive Officer of St. Andrews Episcopal Church, devisee under the Last Will and Testament of Harry Gale Pavey, of record as Instrument No. 20081031-0108734, dated October 31, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor Gale Porter.
Gale Porter and Gale Ann Porter are one and the same person.
Grantees herein assume 2008 property taxes which are now due and owing.

Unimproved ( )
This is improved(X) property, known as **648 RIVER ROUGE DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this 11 day of November, 2008.

Gale Porter

GALE PORTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gale Porter**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of November, 2008.

My commission expires: **August 23, 2011**

Lee A. Cohen

Notary Public

