BOX 13 #14635

Davidson County DEEDWARR
Recvd: 12/02/08 11:00 2 pgs
Fees:13.00 Taxes:403.30
20081202-0116803

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of November, 2008, by and between Misun Porter, a married woman, party of the first part, and Kanta T Jones, unmarried, 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:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in deed book 11537, Page 429, ID #162-06-364, being known and designated as:

Being Lot No. 48 on the Plan of the Bess Estates Section I, of record in Book 4460, Page 154, Register's Office for said county to which plan reference is hereby made for a more complete accurate description.

Being all or part of the same property conveyed to Misun Porter, by virtue of that certain Cash Deed dated June 20, 2008, at Instrument No. 20080624-0064840 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development, by deed dated November 21, 2007 at Instrument No. 20080328-0031229, in the said Register's Office.

Seller warrants that this property was used solely as investment property. Seller further warrants that she never occupied the subject property or used the subject property as her 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 convenant 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 4679, Page 64; Book 4868, Page 132 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.

Misun Porter

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, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the

foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of November, 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: Kanta T Jones

Tax Parcel No 16206036400

Property Address: 141 Ocala Drive
Antioch, TN 37013

MAIL TAX BILLS TO: SUNTRUST MORTGAGE, INC.
401 Commerce St., Ste. 6100
NASHVILLE, TN 37219

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 $109,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Wendy Fletcher
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of November, 2008.

LaTrece McAdoo
Notary Public

My Commission Expires: 3/20/2010

LaTrece McAdoo
Notary Public
My Comm. Exp
03/20/2010
State of
TENNESSEE
Davidson County