This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080446

Send Tax Bills To:
Realty Mortgage Corp
215 Katherine Dr.
Flowood, MS 39232

New Owner is:
Stacy L. Guesnier
6249 Rocky Top Drive
Antioch, TN 37013

MAP: 176-06-0A
PARCEL: 143.00

Davidson County DEEDWARR
Recvd: 01/20/09 10:42 2 pgs
Fees:13.00 Taxes:462.41
20090120-0004581

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Delano Porchia and Kavita Porchia, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stacy L. Guesnier, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 248 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, pages 885 through 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Delano Porchia and Kavita Porchia, husband and wife, by Warranty deed from Stephen D. Treece, and wife, Shannon M. Treece, dated 4-22-05 and recorded 4-27-05 in Instrument No. 20050427-0046808, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

D.K. by M.W. Attorney in fact K.P. by M.W. Attorney in fact
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of January, 2009.

GRANTOR(S):

Delano Porchia by Marqueze Williams Attorney in Fact

DELANO PORCHIA by Marqueze Williams, Attorney-in Fact

Kavita Porchia by Marqueze Williams Attorney In Fact

KAVITA PORCHIA by Marqueze Williams, Attorney-in Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Marqueze Williams, with whom I am personally acquainted, and Marqueze Williams executed the foregoing instrument and/on behalf of Kavita Porchia and who acknowledged that he/she executed the same as free act and deed of the said Kavita Porchia and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said Kavita Porchia, and appearing of record in **Book** ~~*~~ , **Page** _____, of the said Register's Office of **Davidson** County, Tennessee.

*20090120-0004579

Witness my hand and seal on this the this the 15th day of January, 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC

My Commission Expires: 9-26-09

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Marqueze Williams, with whom I am personally acquainted, and Marqueze Williams executed the foregoing instrument and/on behalf of Delano Porchia and who acknowledged that he/she executed the same as free act and deed of the said Delano Porchia and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said Delano Porchia, and appearing of record in **Book** ~~*~~ , **Page** _____, of the said Register's Office of **Davidson** County, Tennessee.

*20090120-0004580

Witness my hand and seal on this the this the 15th day of January, 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC

My Commission Expires: 9-26-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$124,976.00**.

AFFIANT

SWORN TO and subscribed before me this the 15th day of January, 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC

My commission expires: 9-26-09