WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090029683 DEEDWARR
Recvd: 05/05/09 12:35 2 pgs
Fees: 13.00 Taxes: 440.30
20090505-0041045

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2009

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM S. BALFANZ III	MAGNA BANK	MAP 53-9 PAR 90
(NAME)	(NAME)	
808 TAMARACK SOUTH	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHARLES PORTER JR., and wife, BEATRICE M. PORTER, BY AND THROUGH CHARLES PORTER, JR., ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM S. BALFANZ III, a single man**, HEREINAFTER CALLED THE GRANTEE, HIS HEIR 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 No. 54-B on the Plan of Kimbolton, Phase II, of record in Plat Book 6900, pages 792-794, and Zone Lot Division in Book 6900, page 891, said Register' Office, to which plan reference is hereby made.

Being the same property conveyed to Charles Porter, Jr. and wife, Beatrice M. Porter by deed of record in Book 10549, page 218, Register's Office for Davidson County, Tennessee.

Charles Porter, Jr. executes this instrument as Attorney in Fact for Beatrice M. Porter pursuant to power of attorney of record in Instrument No. *, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record. *20090505-0041044

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 808 TAMARACK SOUTH, MADISON, TN 37115
(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 hands this 29th DAY OF APRIL, 2009

CHARLES PORTER JR.

BEATRICE M. PORTER
BY: CHARLES PORTER, JR., ATTORNEY IN FACT

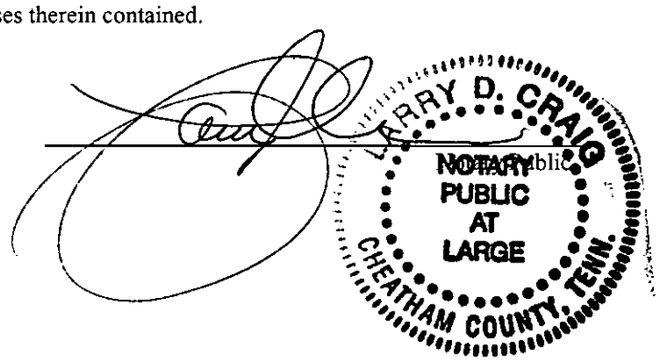
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, CHARLES PORTER JR. the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2009.

Commission expires: 12-21-2011



Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, Charles Porter, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained and further acknowledged that he is the attorney in fact for BEATRICE M. PORTER and is authorized by BEATRICE M. PORTER to execute this instrument on her behalf.

Witness m hand on this the 29th day of APRIL, 2009.

My commission expires: 12-21-2011

NOTARY PUBLIC

