[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Arturo Guzman	New Owner	Map/Parcel -
104 Saxon Mist Drive		11808021600
Nashville TN 37217		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205. This information was prepared based on information provided by the parties hereto without the benefit of a title examination.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Ronald K. Porter, married man** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Arturo Guzman, a married man** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 171 ON THE PLAN OF GRANDVIEW HEIGHTS, OF RECORD IN BOOK 161, PAGES 14 AND 15, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RONALD K. PORTER BY WARRANTY DEED RECORDED MARCH 5, 2003 IN INSTRUMENT NUMBER 20030305-0028951, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED REAL PROPERTY IS NOT THE HOMESTEAD OF RONALD K. PORTER AND NEVER HAVE BEEN AND IS INVESTMENT PROPERTY OWNED BY RONALD K. PORTER.

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 2514 Winford Avenue, Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20090065494 DEEDWARR
Recvd: 09/25/09 10:36 2 pgs
Fees:13.00 Taxes:382.58
20090925-0089238

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $103,400.00.

Affiant

Subscribed and sworn to before me
this 14th day of Sept 2009

My Commission Expires: My Commission Expires 02/28/2013

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of Sept., 2009.

Ronald K. Porter

STATE OF ~~TENNESSEE~~
COUNTY OF DAVIDSON

On this 14th day of Sept., 2009, before me personally appeared Ronald K. Porter to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 02/28/2011

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY