Prepared by:
Sam H. Poteet. Jr., Esq.
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

BILL GARRETT, Davidson County
Trans:T20090071528 DEEDWARR
Recvd: 10/21/09 10:29 3 pgs
Fees:18.00 Taxes:387.76
20091021-0097166

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Frank G. Porter **148 Park South Court** **Nashville, TN 372310**	**SAME**	**120-02-0-120.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, FRANK G. PORTER, PERSONAL REPRESENTATAIVE OF THE ESTATE OF WILLIAM LEE PORTER (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto FRANK G. PORTER (hereinafter referred to as "Grantee"), his successors and assigns, all right, title and interest in fee simple in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 58 fronts 60 feet on the north side of Mars Drive and runs back between parallel lines, 170 feet to a dead line.
>
> Being the said property conveyed to the Decedent, William Lee Porter, by Quitclaim Deed dated February 27, 1999, from Annie Christine Porter, of record in Book 11368, Page 100, in the offices of the Register of Deeds for Davidson County, Tennessee.
>
> **This is improved property known as 1318 Mars Drive, Nashville, Davidson County, Tennessee 37217.**

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to William Lee Porter.

#485309

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever. Grantor warrants title to the above-described real estate only against all persons claiming under Grantor, but not any further or otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 7th day of October, 2009.

ESTATE OF WILLIAM LEE PORTER-Grantor

By: Frank G. Porter
Frank G. Porter, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janice Davenport, a Notary Public of this County, FRANK G. PORTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Personal Representative of the ESTATE OF WILLIAM LEE PORTER and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 7th day of October, 2009.

Janice Davenport
Notary Public
My Commission Expires: September 25 2010

Janice Davenport
State of Tennessee
Notary Public
Davidson County

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS FOR TENNESSEE TAX RECORDING PURPOSES IS $104,800.00.

Frank G. Porter, Grantee

Sworn and subscribed to before me this 7th day of October, 2009.

My Commission Expires: My Commission Expires September 25 2010

Notary Public

Janice Davenport
State of Tennessee Notary Public
Davidson County, TN