BILL GARRETT, Davidson County
Trans:T20100039191 DEEDWARR
Recvd: 06/28/10 13:08 2 pgs
Fees:13.00 Taxes:351.50
20100628-0050254

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of June, 2010, by and between Harold Porter, married, party of the first part, and Evelina Petkova, married, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #37, ON THE PLAN OF BRITTANY PARK, PHASE IB, FIRST REVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK: #9700, PAGE: #610, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being all or part of the same property conveyed to Harold Porter, by virtue of that certain Cash Deed dated October 14, 2008, at Instrument No. 20081017-0104431 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20080603-0064699 from Evelynne Edmundson by virtue of Warranty Deed at Instrument No. 20020705-0080725 dated May 17, 2002, in the Register's Office of Davidson County, Tennessee.
Seller warrants that property has been used for investment purposes only and has never been used as his 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 covenant 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 2010 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions 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.

Harold Porter by Misun Porter ATTY IN FACT
Harold Porter by Misun Porter Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2010, before me personally appeared Misun Porter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Harold Porter and acknowledged that she executed the same as the free act and deed of the said Harold Porter.

WITNESS my hand and official seal at office this 24th day of June, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Evelina Petkova 1031 Brittany Park Drive Antioch, TN 37013
Tax Parcel No	162120A03700CO
Property Address:	1031 Brittany Park Dr. Antioch, TN 37013
MAIL TAX BILLS TO:	Bank of America PO Box 619003 Dallas, TX 75261-9003

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 $95,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of June, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY