THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29967-02-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $46,750.00. Affiant Subscribed and sworn to before me this 7th day of April, 2011. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Julio Molina 1102 Riverwood Drive Nashville, TN 37216	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 061 060 12600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Woodson Porter**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julio Molina and wife, Teresa Ortega** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4115 Saunders Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of April, 2011.

Barbara Woodson Porter, by

Barbara Woodson Porter
BY: William Edward Porter, III, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Edward Porter, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-fact for the said **Barbara Woodson Porter**, and is authorized by the said Barbara Woodson Porter to execute this instrument on her behalf.

Witness my hand, at office, this 7th day of April, 2011.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20110021122 DEEDWARR
Recvd: 04/11/11 10:48 2 pgs
Fees:13.00 Taxes:172.98
20110411-0027689

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 53 on the Plan of Maplewood Heights Subdivision, of record in Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 53 fronts 75 feet on the westerly side of Saunders Avenue and runs back between parallel lines 300 feet to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Robert W. Woodson and wife, Mrs. Ruby C. Woodson, by deed dated April 9, 1959, from James Holman Filson and wife, Christine White Filson, of record in Book 2901, page 105, Register's Office for Davidson County, Tennessee. Ruby C. Woodson predeceased Robert W. Woodson, who died intestate on February 25, 1997, leaving as his sole heirs at law his four surviving children, James Robert Woodson, Raymond Woodson, Barbara Woodson Porter and Terry Woodson. (A fifth child, Patricia Woodson, died in 1991, unmarried and without children.) By quitclaim deed of record in Book 10662, page 553, Register's Office for Davidson County, Tennessee, James Robert Woodson, Raymond Woodson, and Terry Woodson conveyed their interest in subject property to Barbara Woodson Porter. See Estate of Robert William Woodson, Docket No. 97P589, Davidson County Probate Court Clerk's Office, and also deed of record in Book 10656, page 45, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee.