92.30

BOOK 6591 PAGE 263

This Form furnished by Attorneys Title Company, Inc.

WARRENTY **DEED** Form No. WD-4

FROM

Loyd F. Potts

TO

Jimmy D. Potts

For draftsman's use

This Instrument Prepared By:

Matthew B. Pilcher, Jr.
808 Broadway, Suite 200
Nashville, TN 37203
(615) 254-3765

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy D. Potts (NAME)	same (NAME)	Map 47
3890 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 121
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

J 15 93 8

IDENTIF. REFERENCE

JUN 25 2 19 PM '80

FELIX A. MILLOUD JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$33,000.00 Joel F. Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 1980

Notary Public

MY COMMISSION EXPIRES: 4-19-82

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of $18,200.00 and other valuable consideration

DOLLARS

of which $ 1.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees note in the amount of $18,200.00, plus interest at 12% per annum, due eight years from date or upon sale, transfer or other conveyance of the property, if sooner, as evidenced by a separate deed of trust to be recorded simultaneously with this deed,

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a Lien is expressly retained on the land herein conveyed,

I, Loyd F. Potts

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Jimmy D. Potts and wife Theresa C. Potts

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows; subject to any easements or encumberances which appear of record in the Register's Office of Davidson County, Tennessee.

TRACT NO. VII on the Jesse Hampton Division of Tract No. 16 of the E. E. Brown Lands, not of record, described according to a survey by Ralph W. C. Lambert, dated June 22, 1976, and revised July 19, 1976, as follows:

Being the same property conveyed to Loyd F. Potts by Cletus L. Daugherty and wife, Dorothy I. Daugherty, recorded in Book _____, page _____ of record in Register's Office for Davidson County, Tennessee.

Being more particularly set forth in the following property description, being the same property conveyed to Cletus L. Daugherty and wife, Dorothy I. Daugherty, recorded in Book 5063, page 93 of record in Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin in the westerly margin of Old Hickory Boulevard; thence North 22° East 122.5 feet to an iron pin; thence continuing along said margin North 29° 15' East 61.9 feet to an iron pin; thence leaving said margin North 69° 46' 49" West 361.4 feet to an iron pin; thence South 12° 23' 09" West 71.36 feet to an iron pin; thence in a westerly direction 178 feet to an iron pin; thence North 49° 51' West 919.64 feet to an iron pin; thence North 45° 44' West 1,101.15 feet to an iron pin; thence North 51° 58' 05" East 1,216.08 feet to an iron pin; thence North 1° 58' East 1,245.19 feet to an iron pin; thence North 87° 48' 20" West 915.98 feet to an iron pin; thence South 22° West 1,895.79 feet to an iron pin; thence South 49° 51' East 2,363.22 feet to an iron pin; thence South 60° 27' East 854.2 feet to the point of beginning and containing 58.67 acres, more or less.

BEING part of the same property conveyed to Jesse Hampton and wife, Oneita Hampton, by deed from E. E. Brown, and wife, Lois S. Brown, of record in Book 1760, page 162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to certain restrictions and limitations in the above referenced deed which shall run with the land and be binding upon grantees, their successors and assigns for a period of 25 years herefrom as follows:

1. No junk or inoperable automobiles shall be stored on the subject premises.

2. There shall be no storage of lumber, brick or other building materials within 500 feet of Old Hickory Boulevard, except for the storage of said materials which are being used in building which are being constructed within said 500 feet area.

3. No hogs or chickens shall be kept within 500 feet of Old Hickory Boulevard.

unimproved ( )
This is improved (X) property, known as 3890 Old Hickory Blvd., Nashville, TN 37218
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 18th day of June, 1985

× Loyd F Potts

× Janie Potts, wife of Loyd F. Potts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Diane Sheffield, a Notary Public in and for said County and State, the within named Loyd F. Potts and wife; Janie Potts

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 1985.

Diane A. Sheffield Notary Public.

DIANE A. SHEFFIELD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 4/19/87

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6591 PAGE 265

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			33000.00- CAMT.	
			85.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	92.30-
1806A	06/25/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 5.9 3 8

IDENTIF. REFERENCE

JUN 25 2 19 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148157