This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

BOOK 8694 PAGE 614

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
James Allen Kearley et ux 1020 Davidson Road Nashville, Tennessee 37205-1024	Same	#75-13-107

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BILLY R. POTTER (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said JAMES ALLEN KEARLEY and wife, MARY A. KEARLEY (the "Grantees"), their heirs, successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 on the James K. Wall Subdivision, as of record in Book 4470, page 152, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot 1 fronts 182.95 feet on the northeasterly margin of Bonnabrook Drive and runs back between lines 238.4 feet on the northwesterly side line and 231.9 feet on the southeasterly side line to a line at the rear measuring 171.58 feet. This description is the same as in the previous deed of record.

Being the same property conveyed to Billy R. Potter from DeAnn B. Tompkins, by Warranty Deed from of record in Book 8592, page 884, said Register's Office.

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, successors and assigns, forever. And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current year real property taxes, a lien but not yet due and payable, and except as of record.

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

Joyce P. Potter, wife of Billy R. Potter, joins in the execution of this Warranty Deed for the purpose of conveying her marital interest in the property to the Grantees, whether by way of widow's elective share, homestead or otherwise.

Whenever used, the singular number 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 this the 4th day of August, 1992.

BILLY R. POTTER

JOYCE P. POTTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY R. POTTER and wife, JOYCE P. POTTER, 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 4th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 7-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $297,000.00.

Affiant

Subscribed and sworn before me this 4th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 7-23-94

\potter\kearley.wd

34264

IDENTIF. REFERENCE

AUG 5 10 36 AM '92

FEE & REGISTER
DAVIDSON COUNTY TN.

7820 08/05 0101 03CHECK 1107.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8694 PAGE 616

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				297000.00
			CON TX	1098.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1107.90
			CHECK	1107.90

08/05/92 01 10:37 0001 7820

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34264

IDENTIF. TREFERENCE

AUG 5 10 36 AM

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 557638