BOX 23

BOOK 8765 PAGE 783

This instrument was prepared by:
DAVID COLEMAN, Attorney
9000 East Church St.
Brentwood, TN 37027

Address New Owner
Sonnie E. Potts etal
203 LAKEVIEW CR
MT. JULIET, TN 37122

Send Tax Bills To:
SAME

Map/Parcel
Map 102-8
Parcel 27

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

AFFIANT

Subscribed and sworn to before me, this 23 day of October 1992.

~~Notary Public~~ Deputy Register
~~My Commission expires:~~

CLERK AND MASTER'S DEED

WHEREAS, a complaint was filed in the Chancery Court for Davidson County, Tennessee (Docket No. 90-3135-I), on October 10, 1990, by Ruth Hurt Riley against Emily Jane Hurt Brumit, et al, for partition sale of the herein-described real property; and

WHEREAS, after a trial and hearing upon the merits an order was entered in said cause by said Court on September 4, 1992 in Minute Book 298, page 263, stating findings of facts, and (in addition to other matters) ordering that the herein-described property be sold; and

WHEREAS, an order was entered in said cause by said Court on September 28 1992 in Minute Book 298, page 461, (in addition to other matters) authorizing the Plaintiff to employ Jim Stevens Realty & Auction Associates to hold a public auction of the herein-described property; and

WHEREAS on October 17, 1992, said auction company offered the herein-described property for sale to the highest bidder, and the highest and best bid received was that of Sonnie E. Potts and Erin M Jones and said purchase was for $66,000.00 cash, subject to all matters contained herein; and

WHEREAS, an order was entered in said cause by said Court on October 20 1992 in Minute Book 299, page 170, stating findings of facts, and (in addition to other matters)

confirming said sale, and authorizing and directing me to execute and deliver a deed upon receipt of the net proceeds of sale (as specified in said order), conveying to said Sonnie E. Potts and Erin M. Jones with rights of survivorship, all the right, title and interest of all the parties to this action, in and to the herein-described property.

NOW, THEREFORE, for and in consideration of the premises and of the sum of Sixty-Six Thousand and No/100 ($66,000.00) Dollars to me (and/or the closing agent) paid by the said Sonnie E. Potts and Erin M. Jones, I, **CLAUDIA BONNYMAN, CLERK AND MASTER** of said Court (the Grantor), by virtue of the power and authority conferred upon me by said orders do, by this deed, grant, transfer, convey and confirm unto the said **SONNIE E. POTTS** and **ERIN M. JONES**, with each having the right of survivorship in the other's (undivided) interest (the Grantees), his/her (the survivor's) heirs and assigns forever, all the right, title and interest of all the parties to this action, in and to a certain tract or parcel of land in the County of Davidson State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Horton Heights, Section IV, as of record in Book 1835, page 129, of the Register's Office for Davidson County.
>
> SAID Lot No. 19 fronts 125 feet on the northeasterly margin of Russleo Drive, and runs back 224.5 feet on the southeasterly line and 155 feet on the northwesterly line, to a dead line, measuring 141 feet thereon.
>
> BEING the same property conveyed to Michael E. Hurt and wife, Betty Ann Hurt, by deed from James Donald Meadows and wife, Mary Helen Meadows, of record in Book 4491, page 737, and re-recorded in Book 4497, page 92, said Register's Office. According to the information of record in this matter, the said Betty Ann Hurt died on November 27 1973, and was survived by her husband, Michael E. Hurt, who acquired said property as surviving tenant by the entirety and died intestate on January 25, 1988, being survived by his issue, namely Ruth Ellen Hurt Riley and Emily Jane Hurt Brumit [See Book 8697, page 738, said Register's Office].

THIS property is conveyed subject to all matters shown on the Plan of record in Book 1835, page 129, said Register's

Office; any easements; all applicable local government planning, building and zoning regulations and contingent upon the above-referenced Order (of confirmation of sale) becoming final without modification. This is improved property known as 830 Russleo Drive, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SONNIE E. POTTS and ERIN M. JONES, with each having the right of survivorship in the other's (undivided) interest, his/her (the survivor's) heirs and assigns, in fee simple, forever.

WITNESS my hand on this 23rd day of October, 1992.

CLAUDIA BONNYMAN, CLERK AND MASTER
of the Chancery Court for Davidson
County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudia Bonnyman, Clerk and Master of the Chancery Court for Davidson County, Tennessee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of October, 1992.

NOTARY PUBLIC

My commission expires: 3/26/96.

5 7 7 2 5

IDENTIFIT REFERENCE

OCT 23 4 09 PM '92

DAVIDSON COUNTY, TN

257.20



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

RECEIVED OF _____

FOR _____

BOOK 8765 PAGE 792

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 66000.00	
			CON TX 244.20	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 257.20	
			CHECK 257.20	
10/23/92	01		16:10 0001 3931	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.7.2.5.

IDENTIFICATION REFERENCE

OCT 23 4 09 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 583381