24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

BOOK 9849 PG 260

ADDRESS NEW OWNER:
Ricky W. Poteete
1227 Avondale Circle
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Trans Financial Mortgage Company
P.O. Box 1718
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 71-2
PARCEL 54
13DA19870

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Resource 2, Inc. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ricky W. Poteete, unmarried , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING land in Davidson County, Tennessee, in the 12th Civil District, described partly according to a survey made by Z.J. Wilkinson, Surveyor, dated May 12, 1949, as follows:

BEGINNING in the southerly margin of Avondale Circle, formerly Stratford Avenue, at the northwest corner of the property conveyed to David Perry Webb and wife, by deed from T. W. Street and wife, of record in Book 2443, Page 26, said Register's Office; thence with the southerly margin of said Avondale Circle, S 77°W, 55 feet to a stake in a wall; thence with said wall, S 20° E, 87 feet and continuing in the same direction 13 feet, in all 100 feet; thence N 77°E, 50 feet, more or less, to Webb's southwest corner; thence with said Webb's western boundary line, northerly 100 feet to the point of beginning.

Being a part of the same property conveyed to Resource 2, Inc. , by deed from James D. Byrum of record in Book 9554, Page 986, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This is improved property known as 1227 Avondale Circle, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ricky W. Poteete, unmarried, their heirs and assigns, forever; and we, Resource 2, Inc. 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

95110292

95 NOV -3 AM 9:45
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 31st day of October, 1995. BOOK 9849 PG 261

Resource 2, Inc.

Amy Christison, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Amy Christison as , President of Resource 2, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the , President of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

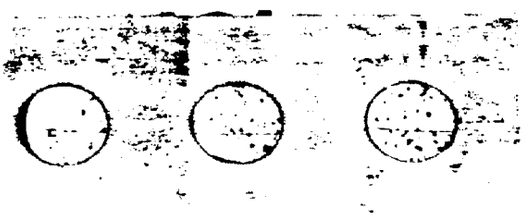
The actual value or consideration, whichever is greater, for this transfer is $ 43,900.00.

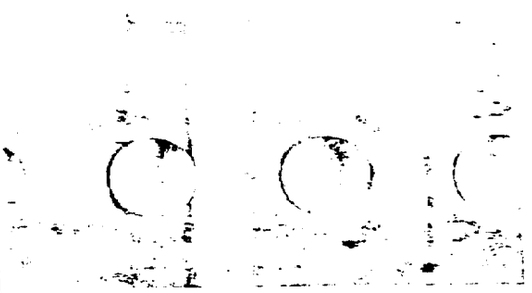
AFFIANT

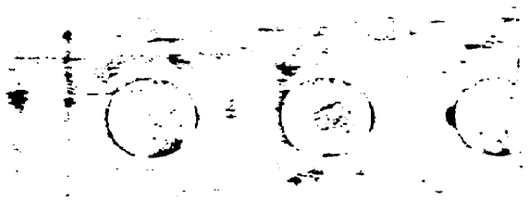
Subscribed and sworn to before me this 31st day of October, 1995.

NOTARY PUBLIC
My Commission Expires: 3-21-98

4394 11/03 0101 03CHECK 171.43









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

RECEIVED OF _____

FOR _____

BOOK 9849 PG 262

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	43900.00
CON TX	162.43
PRFEE	1.00
WDEED	8.00
TOTAL	171.43
CHECK	171.43

11/03/95 01 09:44 0001 4394

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 NOV -3 PM 3:15
FILED FOR RECORD
DAVIDSON COUNTY, TN

No. 97301