OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9945 PG 297

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 18,500.00

Jerry E. Potter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF January, 19 96.

Suzanne McClanahan
NOTARY PUBLIC

My Commission expires: 6-9-99

THIS INSTRUMENT PREPARED BY

Dan R. Alexander, Attorney at Law, 2016 8th Av So Nash TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jerry E. Potter and wife (NAME)	Jerry E. Potter & Mary Potter (NAME)	119-1
Mary G. Potter	322 Oriel Avenue (ADDRESS)	Par 313 &314
322 Oriel Avenue (ADDRESS) Nashville TN 37211 (CITY) (STATE) (ZIP)	Nash TN 37211 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Dona Haley Drake

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Jerry E. Potter and wife, Mary G. Potter

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Map 119-1, Parcel 313
BEING the southerly 500 feet of Lot No. 97 on the map of Overhill City and W.H. Fox's Subdivision of certain blocks, on the map of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County. Said part of Lot No. 97 fronts 37 feet on the northerly side of Oriel Street and runs back between parallel lines with the easterly margin of Wickson Avenue, 50 feet to a dead line.

Map 119-1 Parcel 314
BEING the northerly 100 feet of Lot No. 97 on the Map of Overhill City and W.H. Fox's Subdivision of part of Cumberland Nurseries Subdivision as of record in Book 332, page 21, Register's Office for said County. Said part of Lot No. 97 fronts 100 feet on the easterly sid of Wickson Avenue and extends back between parallel lines with the southerly margin of an alley 67 feet to a dead line.

Being the same property conveyed to Ronnie Drake and Ronald A. Hinson in equal shares as tenants in common by deed of Verlie Haley of record in Book 6443, page 752 Register's Office for Davidson County, Tenn.

Being the same property conveyed by Quitclaim from Ronald A. Hinson to Ronnie Drake of record in Book 6974 Page 802.

This is unimproved ( ) improved (X) property, known as 322 Oriel Avenue Nashville, Tennessee 37211
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 my 30th day of January, 19 96.

Dona Haley Drake

Dona Haley Drake

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9945 PG 298

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dona Haley Drake, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 30th day of January, 1996.

My Commission expires:
6-9-99

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

PICK-UP

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

96 FEB 12 AM 11:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

011639

96/12/12 0101 03CHECK

77.45

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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 299

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	18500.00
			CON TX	68.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	77.45
			CHECK	77.45
02/12/96	01		11:25 0001	7190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149639
IDENTIF. & REFERENCE

95 FEB 12 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005391