After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill Drive
Suite 114
Nashville, TN 37211

BOOK 10521 PG 605

--------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION--------

WARRANTY DEED

FOR AND IN CONSIDERATION OF sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CARL W. GROVES and wife, DOLORES A. GROVES**, (hereinafter referred to as "Grantor(s)") has this day bargained and sold and does hereby transfer and convey unto **RICHARD POTTER, a single man,** (hereinafter referred to as "Grantee(s)"), their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" FOR PROPERTY DESCRIPTION

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person(s), whomsoever.

Witness our hands this 3 day of July, 1997.

Carl W. Groves
CARL W. GROVES

Dolores A. Groves
DOLORES A. GROVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carl W. Groves and wife, Dolores A. Groves**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal this 3 day of July, 1997

Grant B. Stockton
Notary Public

My Commission Expires:

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

97 JUL -8 AM 9:36
0324040
IDENTIF. ↑ REFERENCE
DAVIDSON COUNTY, TN.

1974 07/08 0101 03CHECK 405.20

BOOK 16521 PG 606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3 day of July, 1997.

Notary Public

My Commission Expires:

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

MAP AND PARCEL NUMBERS: Map 074, Group 8 Parcel 230.00

ADDRESS NEW OWNER:

162 Jacksonian Drive
Hermitage, TN 37076

SEND TAX BILLS TO:

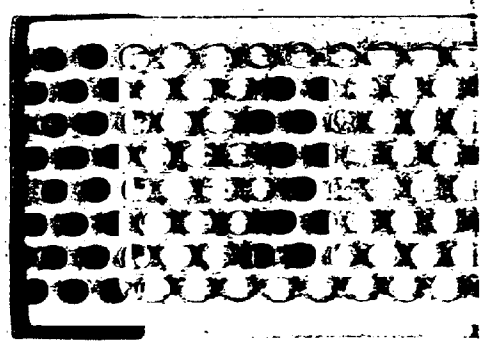
SAME

Exhibit "A"

Being Lot No. 984 on the Map of Hemitage Hills Subdivision, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 984 fronts 80.0 feet on the southwesterly margin of Jacksonian Drive and extends back 165.25 feet on the southeasterly side and 165.55 feet on the northwesterly side to a dead line in the rear on which it measures 86.27 feet.

Being the same property conveyed to Carl W. Groves and wife, Dolores A. Groves by Warranty Deed dated December 13, 1971, and recorded in Book 4563, page 187, in the Register's Office for Davidson County, Tennesse.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10521 PG 608

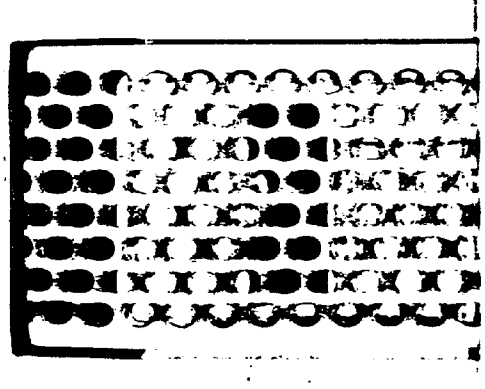
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 12.00
TOTAL 405.20
CHECK 405.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/08/97 01 09:37 0001 1974



0324040

IDENTIF. ↑ REFERENCE

97 JUL -8 AM 9:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1171735