PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40786
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daren Ross Laura T. Ross 1504 Dresden Circle Nashville, TN 37215	Suntrust Bank, Nashville, N.A. P.O. Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 145-03-023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 237,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Poteet, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daren Ross and wife, Laura T. Ross,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Roselawn Estates, Section 2 of record in Plat Book 3106, page 86, Register's Office for said County.

SAID Lot No. 22 fronts 46.03 feet on the northwesterly margin of Dresden Circle and extends back 271.73 feet on the southerly line and 390.18 feet on the broken northeasterly line to a dead line in the rear, measuring 315 feet thereon.

BEING the same property conveyed to James L. Poteet, an unmarried person, by deed from Harry E. Randles and wife, Christine F. Randles of record in Book 8800, page 660, Register's Office for said County. The said James L. Poteet has since been married.

Marietta Louise Matthews Poteet joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3106, Page 86, said Register's Office, which Plan shows a 150 foot minimum building setback line from Dresden Circle and a 10 foot easement for public utility purposes along the rear line of said lot; Restrictive covenants of record in Book 3067, page 362, said Register's Office.

This is improved property, known as: 1504 Dresden Circle, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th and 25th day of March, 1999.

James L Poteet
James L. Poteet

Marietta Louise Matthews Poteet
Marietta Louise Matthews Poteet

State of Tennessee
County of Davidson

On this 25th day of March, 1999, before me the undersigned authority, personally appeared **Marietta Louise Matthews Poteet**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/24/2001

Mary Elizabeth Cameron
Notary Public

State of Tennessee
County of Davidson

On this 25th day of March, 1999, before me the undersigned authority, personally appeared **James L. Poteet**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

99 MAR 29 PM 12:50

0566688

IDENTIFICATION REFERENCE

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 237,500.00

James L Poteet
Affiant

Sworn and subscribed before me on the 25th day of March, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____

Notary Public

Wldoc Deed Wty—12.92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11403 PG. 916

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	CPUF	- COMPUTER FEE	PRFEE	- PROBATE FEE

05666688 IDENTIFICATION REFERENCE

CONVEYANCE

AMT
237500.00
CON TX 878.75
PRFEE 1.00
WDEED 8.00
CPUF 2.00
TOTAL 889.75
CHECK 889.75

03/29/99 01 12:49 0001 4524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443589