Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

BOOK 11561 PAGE 864

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Matschinegg and wife, Stephanie G. Matschinegg** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **Kelly Potts and Jennifer L. O'Malley** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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

The undersigned covenants 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 covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of June, 1999.

Robert A. Matschinegg

Stephanie G. Matschinegg

STATE OF TN
COUNTY OF Williamson

99 JUL -7 PM 1:47
FILED FOR REGISTER
WILLIAMSON COUNTY, TN.

0608841
IDENTIFICATION REFERENCE

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Robert A. Matschinegg and wife, Stephanie G. Matschinegg** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 29th day of June, 1999.

Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp. 8-19-2001
RUTHERFORD COUNTY, TENNESSEE

05-992

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X Stephanie G. Matchunegg
Affiant

Subscribed and sworn to before me this 29th day of June, 1999.

Melody R. Wilson
Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE Commission exp. 8-19-2000

MAP AND PARCEL NUMBERS: Map 165-13-0-A 150.00 CO

ADDRESS NEW OWNER:
Kelly Potts and Jennifer O'Malley
4313 Mystic Valley Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Same

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 438 on the Plan of Peppertree Forest, Section Nine, of record in Plat Book 7900, Page 760, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Robert A. Matschinegg and wife, Stephanie G. Matschinegg from Estate of Emily C. Albright, Kathleen H. Scott, Personal Representative by Warranty Deed dated March 4, 1996 and recorded March 7, 1996 in Book 9971, Page 899, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11561 PAGE 867

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0608841

IDENTIFICATION REFERENCE

99 JUL -7 PM 1:47

REGISTER
DAVIDSON CO. TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
MSCEL	12.00
CFEE	2.00
TOTAL	366.50
CHECK	366.50

07/07/99 01 13:49 0001 9418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487798