WARRANTY DEED

RECORD & RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
FILE BOX "7"
SP 38591

Instr:200002080012794 Page: 1 OF 2
REC'D FOR REC 02/08/2000 9:26:33AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1202.50

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 00

Notary Public

My Commission Expires SEPT. 23, 2000

MY COMMISSION EXPIRES: ~~May 27, 2001~~ 9-23-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Potts	**FT MORTGAGE COMPANIES DBA FIRST**	117-05-009
(NAME)	**TENNESSEE MORTGAGE COMPANY, INC.** (NAME)	
3604 Sperry Avenue	**P.O. BOX 146**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**MEMPHIS, TN 37101**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary J. Hawkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph E. Potts and wife, Leah J. Potts

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:

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Henry Sperry Subdivision, as of record in Book 974, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52 fronts 100 feet on the northerly side of Sperry Avenue and extends back 188 feet 2 inches on the westerly line and 203 feet 1 inch on the easterly line, to a dead line, on which it measures 101 feet 2 inches.

BEING the same property conveyed to Mary H. Schuster, unmarried, and Charles W. Hawkins, III, as joint tenants with right of survivorship, by Deed from Robert Blythe Tucker, Sr. and Julia Page Tucker Rhyme as devisees under the Will of Martha Ella Page Tucker, deceased, of record in Book 8258, Page 547, said Register's Office and by Quitclaim Deed from Charles W. Hawkins, III of record in said Register's Office as Instrument No. 200001280009405. Mary H. Schuster is now known as Mary J. Hawkins.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The subject property did not serve as a residence for Charles W. Hawkins, III, or Lee Ann Hawkins, spouse of Charles W. Hawkins, III.

unimproved ( )
This is improved (X) property, known as 3604 Sperry Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of January 19 00

Mary J. Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary J. Hawkins, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on 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 NASHVILLE, Tennessee, this 31st day of January 2000.

Commission expires May 27, 2001

Notary Public

KIMBERLY A. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 5/27/01

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public