RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared by:
Charles E. Reed
Attorney at Law
1930 Ransom Drive
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 30th day of July, 2001

Notary Public
My commission expires:

| Address of New Owner: | Send Tax Bills to: | Map/Group/Parcel |
|---|---|---|
| Tara M. Evitt<br>1914 Long Avenue<br>Nashville, TN 37206 | CTX Mortgage<br>801-94th Avenue, N.<br>St. Petersburg, FL 33702 | 094/02/169.00 |

## WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lola Potter, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Tara M. Evitt, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being the northerly 165 feet of Lot No. 14 on the Plan of United Electric Railway's addition to East Nashville, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Said part of Lot No. 14 fronts 50 feet on the southerly side of Long Avenue and runs back between parallel lines, with the westerly margin of south 20th Street, 165 feet to a dead line.

Being the same property conveyed to Lola Potter, unmarried, by Warranty Deed from Randi Block, unmarried, dated June 2nd, 2000, of record at as Instrument 200006210061821, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 2001 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the Plan of United Electric Railway's addition to East Nashville, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.
3. All matters affecting the Property appearing of record in the Register's Office for Davidson County, Tennessee.

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, her heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized 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 does further covenant and bind herself , her heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 08/06/01 13:08 2pgs
Fees:13.00 Taxes:381.10
20010806-0083778

This property is improved property known as: 1914 Long Avenue, Nashville, TN 37206.

WITNESS my hand this 30th day of July, 2001.

Lola Potter

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 Lola Potter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2001.

Notary Public

My Commission expires: 9-29-01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN