THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00. **Affiant** Subscribed and sworn to before me, this 15th day of July, 2002. Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Sam H. Poteet, Jr., Trustee 108 Clarendon Avenue Nashville, TN 37205	SAME	116-10-0-010.00 BM 6129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA FULCHER SPIVA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SAM H. POTEET, JR., TRUSTEE,** with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on the attached Exhibit A incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Davidson County DEEDWARR
Recvd: 07/17/02 15:17 3pgs
Fees:18.00 Taxes:4255.00

20020717-0086337

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, pages 191 & 192, Register's Office for said County.

3. Easement for sanitary sewer granted to City of Belle Meade of record in Book 5786, page 934, and Book 5786, page 941, Register's Office for said County.

This is improved property known as 108 Clarendon Avenue, Nashville, TN 37205.

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, his successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of July, 2002.

Lisa Fulcher Spiva

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA FULCHER SPIVA, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2002.

Notary Public

My Commission Expires: 5/28/2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:
Being all of Lot 13 on the Plan of Deerfield, a Subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, as of record in Book 547, pages 191 and 192, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the westerly portion of Lot 12 on said Plan of Deerfield; said portion of Lot 12 adjoins said Lot 13 on the east and fronts five (5) feet on the north side of Clarendon Avenue and extends back in a northerly direction between lines 245.5 feet, more or less, to the rear line of Lot 6 of said Plan, measuring three (3) feet on said rear line.

TRACT 2:
Being part of Lot 12 on the Plan of Deerfield, a subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, of record in Book 547, pages 191 and 192, Register's Office for said County.

Said part of Lot 12 begins at a point in the northerly margin of Clarendon Avenue, 5 feet east of the common corner of Lots 12 and 13 in said Plan; running thence easterly along the northerly margin of Clarendon Avenue 20 feet to a point, which point is 90 feet west of the common corner of Lots 11 and 12 in said Plan; thence northerly 236 feet, more or less, to a point in the rear line of Lot 12, which point is 77 feet west of the common corner of Lots 11 and 12 in said Plan; thence westerly along the rear line of said Lot 12, 20 feet to a point, which point is 3 feet east of the northwest corner of said Lot 12; thence southerly 245.5 feet more or less, to the point of beginning.

TRACT 3:
being part of Lot 12 on the Plan of Deerfield, a Subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, of record in Book 547, pages 191 and 192, Register's Office for said County.

Said part of Lot 12 begins on the easterly side of Clarendon Avenue at a point 190 feet west of the easterly line of Lot 11; said point also being 25 feet east of the easterly line of Lot 13, running thence in a straight line in a northeasterly direction 241 feet more or less to a point in the rear line of Lot 12, said point being 47 feet west of the westerly line of Lot 11 and running thence with the rear line of Lot 12 in a westerly direction 30 feet to a point, said point being 23 feet east of the easterly line of Lot 13 and the northeastern corner of Tract 2; thence in a straight line in a southerly direction 241 feet more or less, to the point of beginning.

Being the same property conveyed to Lisa Fulcher Spiva by quitclaim deed from Charles B. Reason, Jr., Trustee, of record in Book 8269, page 731, Register's Office for Davidson County, Tennessee.