Davidson County DEEDWARR
Recvd: 01/06/03 11:54 2pgs
Fees:13.00 Taxes:1073.00
20030106-0001819

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Sarah M Brewer
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of January, 2003.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE AUG. 14, 2005 WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sally M. Matlock, Co-Trustee and Joe L. Matlock, Co-Trustee
200 Sheffield Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel 13-9-A--1

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Leith Potter and Dorothy Potter** hereinafter referred to as Grantors, hereby transfers and conveys to **Sally M. Matlock and Joe L. Matlock, Co-Trustees, Sally M. Matlock Family Trust U/A dtd. June 4, 1997, as amended** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit number 1 situated on limited common element #1 as shown on the recorded plan of Sheffield Condominiums, a condominium development as of record in Book 5200, Page 348, Register's Office for Davidson County, Tennessee, reference to which is here made..

Being the same property conveyed to J. Leith Potter and Dorothy Potter by deed from John T. Rochford, III and Carol J. Rochford, of record in Book 5880, Page 862, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 5200, Page 348, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 5774, Page 295, and revised in Book 5799, Page 408, Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Book 5774, Page 280, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 5774, Page 286, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 200 Sheffield Place, Nashville, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my 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 3rd day of January, 2003.

J. Leith Potter

Dorothy Potter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Leith Potter and Dorothy Potter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2003.

Notary Public

My Commission Expires: _____

RUSSELL JOHN NOTARY PUBLIC AT LARGE AUG. 14, 2005 WILLIAMSON COUNTY, TN

07129-MD