RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Subscribed and sworn to before me, this 3rd day of July, 2002.

Annie E. Potter
Affiant

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
*TAYLOR TITLE & ESCROW, INC.*
*51 CENTURY BLVD. SUITE 130*
*NASHVILLE, TENNESSEE 37214*

| NAME & ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| ANNIE E. POTTER<br>159 ELLINGTON PLACE<br>MADISON, TN 37115<br><br>MAP & PARCEL NO. 051-10-0-B/009.00 CO | ABN AMRO MORTGAGE GROUP, INC.<br>2600 W. BIG BEAVER ROAD<br>TROY, MI 48084 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

*MARY LINDEN SALTER and FABIAN M. BEDNE, wife and husband,*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

*ANNIE E. POTTER, unmarried,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 159 in a Horizontal Property Regime which is located on the Plan of Elllington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Milington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Linden Salter and Fabian H. Bedne, wife and husband, by Quitclaim Deed from Mary Linden Salter, dated July 19, 1997, and filed of record on July 27, 1999, in Book 11589, page 957, Register's Office for Davidson County, Tennessee. See also Deed of record, Book 10280, page 441, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/27/03 09:40 3pgs
Fees:18.00 Taxes:288.60

20030227-0025971

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2002, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 829; (C) MASTER DEED OF RECORD IN BOOK 6984, PAGE 84; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 159 ELLINGTON PLACE, MADISON, TN 37115

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 3RD DAY OF JULY, 2002.

Mary Linden Salter, atty
MARY LINDEN SALTER
w/ fact By: Joy Hamilton

Fabian H. Bedne, atty in fact
FABIAN H. BEDNE
by: Joy Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2002, before me personally appeared Mary Linden Salter and Fabian H. Bedne, wife and husband, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

Notary Public

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WARRANTY DEED

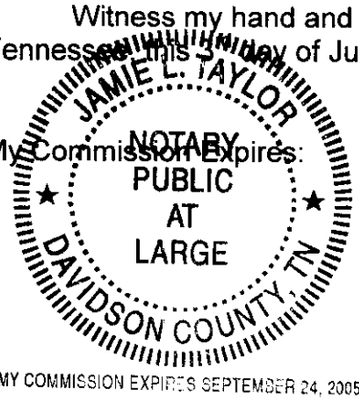
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STATE OF TENNESSEE )
COUNTY OF DAVDISON )

One this the 3rd day of July, 2002, before me personally appeared Joy Lamberson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Linden Salter as her attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Mary Linden Salter.

Witness my hand and official seal at office, in Nashville, Davidson County, Tennessee, this 3rd day of June, 2002.

My Commission Expires:




MY COMMISSION EXPIRES SEPTEMBER 24, 2005

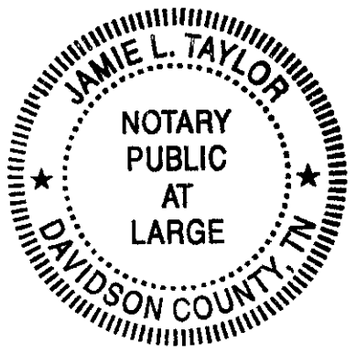
NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVDISON )

One this the 3rd day of July, 2002, before me personally appeared Joy Lamberson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Fabian M. Bedne as his attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Fabian M. Bedne.

Witness my hand and official seal at office, in Nashville, Davidson County, Tennessee, this 3rd day of June, 2002.

My Commission Expires:




MY COMMISSION EXPIRES SEPTEMBER 24, 2005

NOTARY PUBLIC