THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

Davidson County DEEDWARR
Recvd: 03/18/03 15:11 3pgs
Fees:18.00 Taxes:185.00

20030318-0035897

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
A.K. Butner, III 436 Atlas Drive Nashville, Tennessee 37211	Same	Map 160.4 Parcel 179

FOR AND IN CONSIDERATION of the sum of Fifty Thousand Dollars and no/100 ($50,000.000) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, T. Edward Potts and wife Peggy J Potts have bargained and sold and by these presents does transfer and convey unto A.K. Butner, III, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located in Davidson County, Tennessee, and described as follows:

Land in Davidson Country, Tennessee; being Lot No. 68 on the Plan of Sec. VII Brentview Hills, as of record in Book 4175, page 89, Register's Office for said County.

Said Lot No. 68 fronts 124.47 feet on the north side of Richie Drive, and extends back 306.90 feet on the east line and 295.44 feet on the west line to a dead line in the rear on which is measures 110.38 feet. Being part of the property vested in Brentview Development Company, by deed from Lana Collins Dillard, as of record in Book 4186, page 923. This conveyance is subject to such restrictions as may be recorded applicable to the subdivision and the recorded plan shows an Owner's Certificate, a 40 foot set back line from Richie Drive and a 10 foot easement for public utilities and drainage along the east side and across the rear of the lot.

BEING the same property conveyed to T. Edward Potts and wife Peggy J. Potts, by instrument of record in Book 4401, page 144, Register's Office of Davidson County, Tennessee.

The above description has been taken from a previously recorded instrument and no survey was done in connection with this transaction.

This is unimproved property commonly known as 430 Richie Drive, Nashville, Tennessee 37211.

Possession of property is on delivery of Deed. Current year real property taxes are to be by A. K. Butner, III.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, his heirs and assigns, forever. And we do covenant with the said Grantee that we am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed herein. And we do further covenant and bind ourselves, my heirs and assigns to warrant and forever defend the title

to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set out hands on this 14 day of March, 2003

T. Edward Potts

Peggy J. Potts

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public at Large for the county aforesaid, T. Edward Potts and Peggy J. Potts, the within named bargainors, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that they have read the foregoing document, understand the contents thereof, and have executed the same for the purposes therein contained.

Witness my hand and official seal at office this 14 day of March, 2003

KELLEY BUTNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

March 27, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

a. K. Buttner
AFFIANT

Sworn to and subscribed before me
this 14 day of March, 2003.

Kelley Buttner
NOTARY PUBLIC

My Commission Expires: March 27, 2004

