Davidson County DEEDWARR
Recvd: 04/23/03 09:36 2pgs
Fees:13.00 Taxes:910.20

20030423-0053930

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $246,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2003.

Notary Public
My commission expires: 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Beqir J. Potka 409 Rivercrest Court Nashville TN 37214	New Owner	85-14-A-036.

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Orba Gene Maxey Jr., married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Beqir J. Potka and wife, Nevila A. Potka, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the plan of First Revision River Crest, of record in Plat Book 9700, Pages 465 and 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Orba Gene Maxey Jr. by deed of record in Book 11028, Page 576, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Ashley M. Maxey, wife of Orba Gene Maxey Jr. joins in the execution of this instrument for the purpose of conveying her marital interests, if any in subject property.

This property is improved property known as 409 Rivercrest Court, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of April, 2003.

Orba Gene Maxey Jr.

Ashley M. Maxey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Orba Gene Maxey Jr. and Ashley M. Maxey , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 22nd day of April, 2003.

Notary Public

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
PUBLIC AT LARGE
WILSON CO TENN

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004