This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 6605

ADDRESS NEW OWNER:
Bobby W. Potts
4858 Bull Run Road
Ashland City, Tennessee 37015

Davidson County DEEDWARR
Recvd: 06/04/03 08:08 2pgs
Fees:13.00 Taxes:277.50
20030604-0076006

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Chase Manhattan Mortgage Corporation
5409 Maryland Way, Suite 202
Brentwood, TN 37027

MAP	**46.00**
CONTROL MAP	
GROUP	
PARCEL	**28.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Connie Shockley, First Successor Trustee of The Howard C. Ryan Revocable Living Trust dated 9-15-00** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Bobby W. Potts,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made August 13, 1951, by J. P. Gallaher, as follows: Beginning in the center of Bull Run Road, Young's easterly line; thence with said line, north 19 degrees west 13 2/5 poles to a oak; thence north 4 degrees east 34 poles to a beech, Butler's westerly line, thence with said line, south 26 1/2 degrees east 46 3/5 poles to the center of Bull Run Road; thence with the center of said Road, south 81 degrees west 21 poles to the beginning, containing 3 1/2 acres, more or less.
>
> Being the same property conveyed to The Howard C. Ryan Revocable Living Trust dated September 15, 2000, Howard C. Ryan, Trustee by quitclaim deed from Howard C. Ryan dated September 15, 2000, of record at Instrument no. 20010718-76180, Register's Office for Davidson County, Tennessee. Howard C. Ryan died, leaving Connie Shockley as the First Successort Trustee.

This is improved property known as 4858 Bull Run Road, Ashland City, Tennessee 37015. Possession is to be given on May 28, 2003.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, 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.

WITNESS our hands this the 28th day of May, 2003.

Connie Shockley, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Connie Shockley, First Successor Trustee of The Howard C. Ryan Revocable Living Trust dated 9-15-00**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 6.26.04

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 6.26.04