WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

Davidson County DEEDWARR
Recvd: 06/09/03 08:54 2pgs
Fees:13.00 Taxes:421.80

20030609-0078871

MORTGAGEE:

Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $114,000.00.

Jerry Pearl Poteete
Affiant

Sworn to and subscribed before me on this the 4th day of June, 2003.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 2-21-2004

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Jerry Pearl Poteete	Same as Mortgagee	052-07-0 048.00
716 Centre Street		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JULIA EGGERS**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JERRY PEARL POTEETE and BRIAN TODD POTEETE, joint tenants with right of survivorship**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 12 on the Plan of Madison Heights, Section II, Part 11, a plat of which is of record in Plat Book 2133, Page 83, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to JULIA EGGERS by Special Warranty Deed dated September 20, 2002, and executed by UNION PLANTERS MORTGAGE, INC. and recorded as Instrument No. 20021004-0121141, said Registers' Office.

This is improved property known as 716 Centre Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 4th day of June, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JULIA EGGERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JULIA EGGERS, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 4th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 6-1-05