[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Scott P. Turner	New Owners	Map 103-03
109 Bausch Dr		Parcel 34
Brentwood, TN 37027		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Beatrice Potts, a widow** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Scott P. Turner and wife, Julia B. Turner** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A for legal description

Being the same property conveyed to Beatrice Potts by deed of record in Book 5222, page 296, said Register's Office.

This instrument is being executed on behalf of Beatrice Potts pursuant to a Power of Attorney executed by her of record in Instrument Number 20030115-0006525.

Beatrice Shelton, Beatrice Potts and Ruthie Beatrice Potts are one and the same person.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 08/19/03 09:04 3pgs
Fees:18.00 Taxes:499.50
20030819-0119870

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

This is improved property commonly known as 218 54th Avenue North, Nashville, TN 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 2003.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of August, 2003.

Beatrice Potts by Meredia C. Wheeler Attorney in Fact
Beatrice Potts
by: Meredia C. Wheeler, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of August, 2003, before me personally appeared Meredia C. Wheeler, to me know to me known to be the person who executed the foregoing instrument on behalf of Beatrice Potts and who acknowledged that she executed the same as the free act and deed of said Beatrice Potts.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2003.

NOTARY PUBLIC

My Commission Expires:
ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

EXHIBIT A

LEGAL

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 7 AND LOT NO. 8 AND A PART OF THE RIGHT OF WAY OF THE N.C. & ST. L RAILROAD (NOW ABANDONED), ON THE MAP SHOWING THE SUBDIVISION OF LOTS NOS. 21 AND 22 ON THE REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION AS OF RECORD IN BOOK 421, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY PREPARED BY RALPH W. C. LAMBERT, SURVEYOR, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF 54TH AVENUE, NORTH (FORMERLY RICHLAND AVENUE), AT THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO OSCAR ELLIES ALLBERT AND WIFE BY DEED OF RECORD IN BOOK 2272, PAGE 243, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY MARGIN OF THE ALLBERT PROPERTY EASTWARDLY 194 FEET TO AN IRON PIN; THENCE SOUTHERLY 50.5 FEET TO AN IRON PIN, BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO ROY MCCLELLAND WESTCOTT AND WIFE OF RECORD IN BOOK 2270, PAGE 599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE NORTHERLY BOUNDARY OF THE WESTCOTT PROPERTY 178 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF 54TH AVENUE, NORTH; THENCE WITH THE MARGIN OF SAID AVENUE NORTHWESTERLY 60.5 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Scott P. Turner and wife, Julia B. Turner, by Warranty Deed of recorded as Instrument No._____, said Register's Office, Davidson County, Tennessee.