WARRANTY DEED

ET-04-4924

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Clarence E Potter Sr.
Affiant

Subscribed and sworn to before me, this 21st DAY OF January, 2004.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-17-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence E. Potter Sr., married	Southstar Funding	
(NAME)	(NAME)	
5006 Bonnaside Drive	P.O. Box 200010-9246	074-16-0-184.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Kennesaw, GA 30156	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ZENOBIA M. WILKERSON, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CLARENCE E. POTTER SR., MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 981, on the Plan of Hermitage Hills, Section 11, of record in Plat Book 3600, Page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Zebonia M. Wilkerson ~~Wilkerson~~ (CB) unmarried by deed from James D. Foster and wife Melony Foster, as of record in Instrument Number 20010531-0056439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 3864, Page 441, Book 4140, Page 232, Book 4820, Page 611, Book 4828, Page 13 and Book 4960, Page 506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record if any.

unimproved ( )
This is improved (X) property, known as 5006 Bonnaside Drive (CB), Hermitage, Tennessee 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 21st day of January, 2004.

Zenobia M Wilkerson
Zenobia M. Wilkerson

By Sandra Dalton
Attorney in fact

Davidson County DEEDWARR
Recvd: 01/26/04 10:44 2pgs
Fees:13.00 Taxes:769.60

20040126-0009678

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 21st day of January, 2004, before me personally appeared Sandra J. Patton, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Zenobia M. Wilkerson, and who acknowledged that such person executed the same as the free act and deed of the said Zenobia M. Wilkerson, by virtue of that Power of Attorney, duly executed by the said Zenobia M. Wilkerson and appearing of record in [redacted], of the Register's Office of [redacted] County, Tennessee. Inst. no. 20040126000 9677

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of January, 2004.

My Commission Expires: 6-17-07

Rita B. Mitchell Notary Public

RITA B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Return to:

Executive Title LLC

2520 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY-AT-LAW