FILE BOX: 19B
04-07-040

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 040314

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$114,000.00**

Affiant

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this **18th day of August, 2004.**

Notary Public
My commission expires: 03/31/2007

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Martha Elaine Potter 1117 Richard Lee Circle Hermitage, Tennessee 37076	First Horizon Home Loan Corporation P.O. Box 9481 Springfield, OH 45501	075-12-0 044.0

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Adrian B. Wiggins and Patricia A. Wiggins, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Martha Elaine Potter, an unremarried widow,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

BEING Lot No. 57, on the Revised Plat of Section 4, Meadows of Tulip Grove, of record in Plat Book 9700, Page 252, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adrian B. Wiggins and wife Patricia A. Wiggins by deed from Norman A. Maxwell, a married person, of record as instrument #2000002230017921, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

All matters shown on the plan of record in Plat Book 9700, Page 252, Register's Office of Davidson County, Tennessee.

Declaration of Restrictive Covenants for Meadows of Tulip Grove of record in Book 10100, Page 337, Register's Office of Davidson County, Tennessee.

This property is improved property known as **1117 Richard Lee Circle, Hermitage, TN 37076**

Davidson County DEEDWARR
Recvd: 08/23/04 09:53 2pgs
Fees:13.00 Taxes:421.80
20040823-0101428

Init ABW Init PAW

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Adrian B. Wiggins and Patricia A. Wiggins, sign this Warranty Deed on this the 17th day of August, 2004.

Adrian B. Wiggins

Patricia A. Wiggins

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adrian B. Wiggins and Patricia A. Wiggins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of August, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06