This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 09/01/04 11:21 2pgs
Fees:13.00 Taxes:1572.50
20040901-0105771

ADDRESS NEW OWNER:
Eric J. Rajotte
905 Earps Court
Nashville, TN 37221

SEND TAX BILL:
~~To Mortgagee~~
Owner

MORTGAGEE:
Capital Bank & Trust Company
1820 West End Avenue
Nashville TN 37203

MAP AND PARCEL:
MAP 82-16
PAR#s 220, 221
222

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, we, Archie Frank Potts, Sonnie Edward Potts, Erin Ann Potts and Laura Sue Roberts, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric J. Rajotte, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos.9, 10 and 11 on the Plan of Lindsley & Winston's Plan of Edgefield Lots, of record in Plat Book 21, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Lot 9 being formerly known as 520 Fatherland street having been renumbered and now is known as 546 Fatherland Street; Lots 10 and 11 being formerly known as 516 and 518 Fatherland Street having been renumbered and now known as 538 and 542 Fatherland Street.

Being the same property conveyed to Archie Frank Potts,Sonnie Edward Potts,Erin Ann Potts and Laura Sue Roberts, as tenants in common, by deed from Erin Murray Jones of record in Book 6597, Page 270, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record Book 21, Page 11, in said Register's Office.

Taxes for 2004 have been pro-rated and assumed by Grantee.

This is improved property known as 538, 542, and 546 Fatherland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eric J. Rajotte, unmarried, his heirs and assigns, forever; and we, Archie Frank Potts, Sonnie Edward Potts, Erin Ann Potts, and Laura Sue Roberts do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of August, 2004.

Archie Frank Potts

Sonnie Edward Potts

Erin Ann Potts

Laura Sue Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Archie Frank Potts, Sonnie Edward Potts, Erin Ann Potts, Laura Sue Roberts, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 2004.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 425,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2004.

NOTARY PUBLIC
My Commission Expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 30, 2005