THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

This Warranty Deed is being prepared from information provided by the parties herein. The preparer has no responsibility whatsoever as to the status of title due to no title search requested by either party.

SEND TAX BILLS TO:
SAME

MAP PARCEL NUMBERS:
85-14-A-108.00CO

Davidson County DEEDWARR
Recvd: 10/14/04 14:16 2pgs
Fees:13.00 Taxes:506.90
20041014-0123996

WARRANTY DEED

THIS INDENTURE, made and entered into this **1st** day of **October, 2004**, by and between **Sharon K. Potter, unmarried**, party of the first part, and **William H. Gentry and Joyce A. Gentry, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$137,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

BEING Unit No. 108, on the Plan of Riverstone Condominiums, Phase One, of record in Plat Book 6200, Page 466; amended in Book 6900, Page 466; amended in Book 6900, Page 317, 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 Sharon K. Potter, unmarried by Warranty Deed from Caliber Development Group, L.P. of record in Book 11459, page 337, dated 4/23/99, recorded 5/3/99, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO taxse for the current year which have been prorated and assumed by the GRANTEE(s): All matters appearing of record on the Plan of record in Book 6200, page 466, Register's Office Davidson County, Tennessee. Amended in Book 6900, page 317, said Register's Office. Subject to Master Deed of record in Book 6998, page 819; Book 7245, page 211; Book 11016, page 159; Book 6998, page 868; Book 7245, page 250; Book 6998, page 885; Booke 7120, page 707; Book 7257, page 151; and Book 7824, page 853 said Register's Office. Any and all matters appearing of record, easements, right-of-way, set back lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one of the previous deed of record.

The above reference property is also known as 108 Riverstone Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Sharon K. Potter

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires [illegible]

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sharon K. Potter, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 1st day of October, 2004.

My commission expires 9/22/07

Heather M. Moore
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$137,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of October, 2004.

Heather M Moore

PROPERTY ADDRESS:
108 Riverstone Drive
Nashville, TN 37214

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

NAME & ADDRESS OF NEW OWNER:
William H. Gentry
108 Riverstone Drive
Nashville, TN 3721