Prepared by:
Amy Cross Nance
Attorney at Law
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Davidson County DEEDWARR
Recvd: 11/08/04 08:15 2 pgs
Fees:13.00 Taxes:558.70
20041108-0133989

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

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

Notary Public
My commission expires: 8-11-07

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew W. Potts	Owner	154-039.00
8986 Poplar Creek Rd		
Nashville TN 37221-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Dustin Cunningham hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andrew W. Potts hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land situated in the 2nd Civil District-35th Councilmanic District of Nashville Davidson County, Tennessee according to a survey made by W.T. Smith Land Surveying dated 10/20/2004 is more particularly described as follows:

Beginning in the center line of Poplar Creek Rd, said point being the southwest corner of the property conveyed to Ronald E. Wood as evidenced in Deed Book 5517, Page 851 and the southeast corner for this hereon described tract of land and also having reference bearing and distance of South 76° 39' 19" West 371.13 feet from an iron rod (found) in the east line of the aforementioned Wood tract; thence with the center line of said road as described by the previous conveyance of this tract to Dustin K. Cunningham of record in Instrument No.20021114-141358 R.O.D.C., TN. South 78°20'00" West 100.50 feet to a point; thence continuing with said center line of road South 84°30'00" West 134.29 feet to a point, said point being the southwest corner for this tract of land; thence, leaving the center line of said road and passing through a witness rod (set) 25.00 feet north of said centerline North 13°42'21" West for a total distance of 101.26 feet to an existing corner post in the east line of the property conveyed to Robert G. Fagg & Donna Parrish as evidenced in Deed Book 9091, Page 260 R.O.D.C., TN; thence, continuing with a common line of said Fagg & Parrish North 27°01'27" East 1,597.27 feet to a flagged metal fence post (found), said post being the north corner of this tract of land; thence, South 17°31'00" West passing through a witness rod (set) 1,535.41 feet for a total distance of 1,560.41 feet to the Point-Of-Beginning containing 218,384 Square Feet, of 5.01 Acres more or less.

Being the same property conveyed to Dustin K. Cunningham by deed from Nancy Faye Hooper of record at Instrument No. 20021114-0141358, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) Easement for Poplar Creek Road

This property is improved property known as 8986 Poplar Creek Rd, Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 1 day of November, 2004.

Dustin Cunningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of November, 2004.

Notary Public

My Commission expires: 4/21/07

FILE NO: 04558

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.