RETURN TO: Grissim Title & Escrow, LLC.
2309 Crestmoor Road, Suite 300
Nashville, TN. 37215

58A

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Yancie M. Taylor	Guaranty Trust Company	Map 122
250 Buck Run Drive	640 Broadmor Blvd., Suite 100	Group 01-0A
Nashville, TN 37214	Murfreesboro, TN 37129-1218	Parcel 429.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Megan Harwood, unmarried and Steven M. Potts, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Yancie M. Taylor
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 18 in Woodland Pointe, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 20001011-0101044, as amended in Instrument 20020725-0089575 and Instrument 20020904-0107261, said Register's Office.

BEING the same property conveyed to Megan Harwood, unmarried and Steven M. Potts, unmarried as joint tenants with right of survivorship by deed from Ole South Properties, Inc., of record in Instrument 20040105-0001147, dated December 30, 2003, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200006070056981; Instrument 20001011-0101044; Instrument 20020725-0089575; Instrument 20020904-0107261; and Instrument 20040615-0070768, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001011-0101044, as amended in Instrument 20020725-0089575 and Instrument 20020904-0107261; and (3) Easement to Metropolitan Government of record in Book 8332, Page 982 and Instrument 200004190039023; and Landscape Easement of record in Instrument 200006120058346, said Register's Office.

Power of Attorney of record in Instrument 20050207.0014313, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 250 Buck Run Drive, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 02/07/05 15:56 2 pgs
Fees:13.00 Taxes:517.63

20050207-0014314

Witness our hands this 31st day of January, 2005.

Megan Harwood

Steven M. Potts. by Megan Harwood ATTY-IN-FACT

Steven M. Potts
By: Megan Harwood, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Megan Harwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Steven M. Potts as his Attorney in Fact as the free act and deed of the within named Steven M. Potts.

Witness my hand and official seal at Nashville, Tennessee the 31st day of January, 2005.

My Commission Expires:01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.