WARRANTY DEED

JONATHAN D. WILSON NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
MY COMM. EXP. 11/19/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek S. Chirch	Wilmington Finance, a Division of AIG Federal Savings Bank	150-10-52
(NAME) 108 Stone Bridge Court	(NAME) 401 Plymouth Road	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/28/05 11:24 2 pg
Fees:13.00 Taxes:451.03

20050228-0021523

FOR AND 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, Dean Potts and wife, Lois Potts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derek S. Chirch and wife, Christina C. Chirch, 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 Lot No. 243 on the Plan of Section Three, Towne Village of the Country, of record in Plat Book 5200, page 260, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dean Potts and wife, Lois Potts, by deed of record in Book 10067, Page 621, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Dean Potts and Lois Potts by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * , in the Register's Office for Davidson County, Tennessee. * 20050228-0021522

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 108 Stone Bridge Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this.

Dean Potts By Carolyn Adcock Atty In Fact
Dean Potts by Carolyn Adcock, his attorney in fact

Lois Potts By Carolyn Adcock Atty In Fact
Lois Potts by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 23rd day of February, 2005, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Dean Potts and Lois Potts and who acknowledged that she executed the same as the free act and deed of the said Dean Potts and Lois Potts, through Power of Attorney granted she by the said Dean Potts and Lois Potts.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2005.

Commission expires: 5/30/05

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Krystn T. Hedges
Notary Public

My Commission Expires MAY 30, 2007