FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,800.00

Jeremy M. Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2005

Patricia Nichols
Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(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:
Jeremy M. Potts	Countrywide Home Loans, Inc.	Map 84
406 Dennywood Drive	4500 Park Granada	Group 11
Nashville, TN 37214	Calabasas, CA 91302-1613	Parcel 11

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

Jack L. Hindman and wife, Judith G. Hindman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jeremy M. Potts, an unmarried man

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. 78 on the Map of Maplecrest, of record in Book 1835, Pages 27 and 28, Register's Office for said County.

Beginning at a point in the westerly margin of Denneywood Drive at the corners of Lots 78 and 79; thence with the line between said lots westerly 125 feet to a corner of Lot 77; thence with the line between said lots 77 and 78, southerly 110 feet to the north margin of Weona Drive; thence with the margin of the same easterly 105 feet to the beginning of a curve; thence around said curve northeasterly 31.42 feet to the westerly margin of Denneywood Drive; thence with the margin of the same northerly 90 feet to the beginning.

Being the same property conveyed to Jack L. Hindman and wife, Judith G. Hindman by deed from Randall E. Merryman and wife, Jacqueline P. Merryman, of record in Book 4359, Page 176, dated August 15, 1969, Register's Office for said County.

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 Plat Book 1835, Pages 27 and 28, 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 406 Dennywood 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.

Witness our hands this 13th day of June, 2005.

Jack L. Hindman
Jack L. Hindman

Judith G. Hindman
Judith G. Hindman

Davidson County DEEDWARR
Recvd: 06/15/05 09:37 2 pgs
Fees:13.00 Taxes:476.56

20050615-0068225

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 Jack L. Hindman and wife, Judith G. Hindman, 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 Nashville, Tennessee, this 13th day of June, 2006.

My Commission Expires: 01/24/09

Notary Public

