THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24429-06-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $229,000.00. Affiant Subscribed and sworn to before me this 22nd day of July, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Amy Potter 616 Indian Ridge Drive Nashville, TN 37221	**Send Tax Bills To:** Wilmington Finance A Division of AIG FSB 401 Plymouth Rd., #400 Plymouth Meeting, PA 19462	**Tax Information:** Map No.155.10 Parcel No. 49

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Michael Lewis and wife, Pamela Ann Lewis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Potter**, unmarried("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 616 Indian Ridge Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of July, 2005.

David Michael Lewis

Pamela Ann Lewis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Michael Lewis and wife, Pamela Ann Lewis**, 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, at office, this 22nd day of July, 2005.

Notary Public

My Commission Expires:
7/19/08

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/28/05 13:27 2 pgs
Fees:13.00 Taxes:847.30

20050728-0088400

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52 on the plan of McCrory Trace Estates as of record in Plat Book 6900, pages 720 thru 723, corrected in Book 7825, page 429, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David Michael Lewis and wife, Pamela Ann Lewis, by deed dated May 7, 1998 from Michael McAndrew and wife, Sandra McAndrew of record in Book 10929, page 167, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been prorated by the parties and assumed by the Grantee;
2. Declaration of Covenants, Conditions and Restrictions for McCrory Trace Estates of record in Book 7576, page 846;
3. By-Laws of McCrory Trace Estates Homeowners' Association, of record in Book 7576, page 831;
4. Dedication of common area to McCrory Trace Homeowners' Association, Inc. of record in Book 7820, page 342, re-recorded in Book 8013, page 698;
5. Charter of Incorporation of McCrory Trace Homeowners' Association, Inc. of record in Book 7576, page 821;
6. All matters appearing on the Plan of record as Book 6900, pages 720 thru 723 and surveyor's certificate of correction in Book 7825, page 429; and
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20021104-0134797, Register's Office for Davidson County, Tennessee.