RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/26/05 14:22 2 pgs
Fees:13.00 Taxes:429.57
20050926-0115468

**WARRANTY DEED**

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,100.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

My commission expires: 5-23-09

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CHRISTINE N. POTTS<br>3244 Cloverwood Drive<br>Nashville, Tennessee 37211 | Same as new owner | MAP 96-12<br>PARCEL 17.00 |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTEEN THOUSAND ONE HUNDRED AND NO/100 ($116,100.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ROBERT A. JUNGERS, a married man,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **CHRISTINE N. POTTS, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 16 on the Plan of Hickory Bend, Section I, as of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

Said lot fronts 75 feet on the north side of Cloverwood Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Robert A. Jungers by Warranty Deed from Edith Jungers and Jimmy R. Milan, both unmarried, of record in Instrument No. 20040604-0066176, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 3300, page 38; Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3244 Cloverwood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

I, **PAM JUNGERS,** do hereby join in the conveyance of this property to relinquish any and all rights, marital or otherwise that I might have in said property as the wife of the aforementioned **ROBERT A. JUNGERS.**

WITNESS OUR HANDS, this the 16th day of September, 2005.

ROBERT A. JUNGERS

PAM JUNGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert A. Jungers and Pam Jungers, 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 seal, this the 16th day of September, 2005.

Notary Public

My commission expires: 5-23-09

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY