Davidson County DEEDWARR
Recvd: 10/10/05 12:29 2 pgs
Fees:13.00 Taxes:610.50

20051010-0122167

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN06310

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of September, 2005

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Hills **5776 Craft Road** **Joelton, TN 37080**	American Home Mortgage 520 Broadhollow Road Melville, NY 11747	**029-00-369.00**

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,

James Potts and wife, Patsy E. Potts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Hills and wife, Sheree G. Hills

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, described according to a mortgage loan inspection of Campbell, McRae and Associates Surveying, Inc., dated July 1, 1999 and further described as follows:

Beginning at a point in the west boundary of Craft Road at the common boundary of the subject tract, and the southeast corner of Tract 2; thence following Craft Road southerly 114.88 feet to a point; thence S 15 deg. 17' 18" W 114.82 feet to a point; thence N 83 deg. 30' 54" W 130 feet to a point; thence N 6 deg. 29' 8" E 40 feet to a point; thence N 75 deg. 34' 25" W 529.07 feet to a point; thence S 6 deg. 29' 6" W 124.86 feet to a point; thence N 75 deg. 34' 25" W 572.22 feet to a point; thence S 6 deg. 29' 6" W 201.14 feet to a point; thence N 61 deg. 12' 26" W 458.8 feet to a point; thence N 6 deg. 27' 56" E 280.85 feet to a point; thence S 83 deg. 43' 3" E 1,205.67 feet to a point; thence S 8 deg. 38' 50" W 97.74 feet to a point; thence S 83 deg. 30' 54" E 472.4 feet to a point of beginning, containing 10.5 acres, more or less.

Being the same property conveyed to James E. Potts and wife, Patsy E. Potts, by Warranty Deed from Raymond E. Foster and wife, Jane Foster,, dated July 20, 1999 and recorded August 3, 1999 in Book 11603, page 657, Register's Office for Davidson County, Tennessee. The said James E. Potts is also known as James Potts. The said Patsy E. Potts is also known as Patsy Potts.

Subject to Restrictive Covenants of record in Book 11603, page 657 and Easement conveyed by Quitclaim of record in Instrument No. 20010309-0022589, said Register's Office.

Subject to Easements of record in Book 10152, page 319, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **5776 Craft Road, Joelton, TN 37080**
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 30th day of September, 2005.

James Potts by Patsy E. Potts Attorney in Fact

James Potts by Patsy E. Potts, Attorney in Fact of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Patsy E. Potts

Patsy E. Potts

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 Patsy E. Potts the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2005.

Commission Expires: _____

Notary Public

ERIN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September, 2005, before me personally appeared Patsy E. Potts to me known to be the person who executed the foregoing instrument in behalf of James Potts as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said James Potts.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 2005.

Commission Expires: _____

Notary Public

ERIN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006