This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Carrie Elizabeth Boswell
1012 Milesdale Drive
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 01/13/06 15:42 2 pgs
Fees:13.00 Taxes:999.00
20060113-0005685

MORTGAGEE:
CUCorp, Inc.
1400 8th Avenue, S.
Nashville, TN 37203

MAP **132-09**
GROUP
PARCEL **12**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephanie J. Potts, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Carrie Elizabeth Boswell, unmarriedl and John Barrett Gay, unmarried,** 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. 18 on the Map of Lealand Heights, of record in Book 2330, page 71, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 18 fronts 110.6 feet on the north side of Milesdale Drive and runs back between lines, 190.1 feet on the east line and 172 feet on the west line to a dead line in the rear on which it measures 112.1 feet.

Being the same property conveyed to Stephanie J. Potts by deed from William C. Haymes, Jr. And wife Virginia Ann Haynes of record in Instrument no. 20030904-0128299, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1012 Milesdale Drive, Nashville, Tennessee 37204.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **9th** day of **January, 2006.**

Stephanie J. Potts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephanie J. Potts**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of January, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $270,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of January, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008