This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 02/27/06 10:49 2 pgs
Fees:13.00 Taxes:240.50
20060227-0022202

ADDRESS NEW OWNER:
Richard L. Potts and G. Kevin King
3154 Evelyn Court
Franklin, TN 37064

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-13
PARCEL 017.00

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 of which is hereby acknowledged, I, Robert C. Harris, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Richard L. Potts and G. Kevin King, as tenants in common with right of survivorship, 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:

> BEING Lot No. 58 on the Plan of an Addition and a Revision of Lots Nos. 93, 94, 95, 96 and 97, on the H. G. McNabb Subdivision, of record in Plat Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert C. Harris by Quitclaim Deed from Marylen J. Taylor, dba MJ REALTY, of record in INST: 20040818-0099870, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines of record in Plat Book 1130, Page 79, and restrictive covenants of record in said Register's Office.

Taxes for the year 2005 in the amount of $797.30, PAID, and prior years have been paid. Taxes for the year 2006 are a lien, not yet due and payable, and subsequent years.

This is improved property known as 3019 Harlin Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard L. Potts and G. Kevin King, as tenants in common with right of survivorship, their heirs and assigns, forever; and I, Robert C. Harris, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of February, 2006.

Robert C. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert C. Harris, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of February, 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/22/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of February, 2006.

NOTARY PUBLIC
My Commission Expires: 3/22/08

GENE W. LLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.