Davidson County DEEDWARR
Recvd: 04/04/06 08:45 2 pgs
Fees:13.00 Taxes:333.00

20060404-0037971

WARRANTY DEED

R-JTG-06-0109

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Phillip L. Potter
Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Potter	Phillip Potter	
109 Barton Lane (ADDRESS)	(NAME) 109 Barton Lane (ADDRESS)	PART OF 62-72.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACKIE COLEMAN STROUD AND WIFE, GAIL ALEXANDER STROUD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILLIP POTTER AND DAN EATON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number Two, Three and Four on the plan of Barton Lane Subdivision, not of record, described as follows:

Beginning at a point on the north margin of Barton Lane, as proposed by the above named plat, not of record, the same point being the common front corner of Lot Number One and Lot Number Two of said subdivision; thence along the common line of Lots One and Two North 18 degrees, 18 minutes 25 seconds East 249.42 feet to a point on the south boundary of Abbington Park Subdivision, Phase One, Section Two, of record in Instrument Number 20031006-0146904 in the Register's Office for said County; thence along said boundary line South 71 degrees, 06 minutes 56 seconds East 315.71 feet to a point on the common line of the land of John C. Hobbs, of record in Instrument Number 20001025-0105689; thence along said common line South 18 degrees, 53 minutes 50 seconds West 254.75 feet to a point on the north margin of Barton Lane; thence with the margin of same North 71 degrees, 41 minutes, 35 seconds West 312.87 feet to the point of beginning, containing 1.789 acres.

BEING A PART OF THE SAME PROPERTY CONVEYED TO JACKIE COLEMAN STROUD AND WIFE, GAIL ALEXANDER STROUD BY WARRANTY DEED FROM J.E. STEPHENSON, TRUSTEE RECORDED JULY 20, 2000 IN INSTRUMENT NO. 20000720-0071648, AND IN DEED BOOK 3920, PAGE 655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY CONSISTS OF THREE VACANT LOTS AND IS UNIMPROVED.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20000720-0071648, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved (X)

This is improved ( ) property, known as 109 Barton Lane, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of March, 2006.

Jackie Coleman Stroud

Gail Alexander Stroud

STATE OF Tennessee
COUNTY OF Davidson

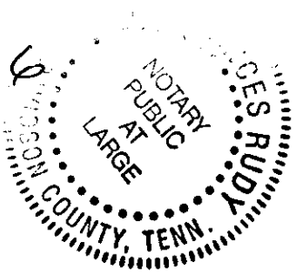
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie Coleman Stroud, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

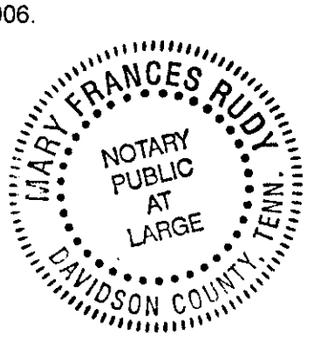
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Alexander Stroud, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903