This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/25/06 14:30 2 pgs
Fees:13.00 Taxes:436.60
20060925-0118652

ADDRESS NEW OWNER:

Tammy A. McArthur

308 Pineway Drive
Nashville, TN 37217

SEND TAX BILL:

Wells Fargo Bank, NA
ONE HOME CAMPUS
DES MOINES, IA 50328

MORTGAGEE:
Wells Fargo Bank, NA
ONE HOME CAMPUS
DES MOINES, IA 50328

MAP AND PARCEL:
MAP 120-1
PARCEL 17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Erin A. Potts**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Tammy A. McArthur**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Seven Oaks, Section No. 2, as of record in Plat Book 2133, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Erin A. Potts, by Quitclaim Deed from Bruce L. Roberts and wife, Laura Roberts, dated August 23, 1997, of record in Book 10648, page 96, Register's Office for Davidson County, Tennessee.
>
> The above described property has never been the principal place of residence of Grantor or Grantor's spouse.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 308 Pineway Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property 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, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors 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 my hand this 22nd day of September, 2006.

Erin A. Potts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Erin A. Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22nd day of September, 2006.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $118,000.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of September, 2006.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07