20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/07 10:53 2 pg:
Fees:13.00 Taxes:560.55

20070109-0003636

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 2007

Notary Public

MY COMMISSION EXPIRES: 11-24-07
My Commission Expires: NOV. 24, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D. Shreeve (NAME)	Crown Mortgage Services (NAME)	MAP 18-15
522 Moncrief Avenue (ADDRESS)	812 Wren Road (ADDRESS)	PARCEL 9.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND 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, Tommy G. Potts, Jr. and Mary Darlene Potts both unmarried

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

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. 72 on the unrecorded Map of the 2nd Revision of Moncrief Subdivision, being the north part of the Allen Mathes Lands, of Goodlettsville, Tennessee, and described according to a copy of a survey thereof made March 3, 1953, by Stephen A. Draper, Surveyor, as follows:

BEGINNING at a point in the northwesterly margin of Moncrief Avenue at the corner of Lots 71 and 72; thence with the line between said lots north 61 deg. 46' west 1124 feet to a point; thence north 29 deg. 14' east 100 feet to the corner of Lots 72 and 73; thence with the line between said lots, south 61 deg. 46' east 1065.5 feet to the northwest margin of Moncrief Avenue; thence with the margin of the same southerly 108.9 feet to the point of beginning.

BEING the same property conveyed to Tommy G. Potts and wife, Mary Darlene Potts by Warranty Deed from Dana Jan Paul, a single person, dated February 25, 2003, of record in Instrument Number 20030226-0025742, Register's Office for Davidson County, TN. The said Tommy G. Potts and Mary Darlene Potts have since divorced. Tommy G. Potts and Tommy G. Potts, Jr. are one and the same person

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X property, known as 522 Moncrief Ave., Goodlettsville, TN 37072
(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 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 hand s this 5th day of January, 2007

Tommy G. Potts, Jr.

Mary Darlene 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 Tommy G. Potts, Jr. and Mary Darlene Potts both unmarried the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 5th day of January 2007.

Commission expires My Commission Expires NOV. 24, 2007 11/24/07

Notary Public

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 _____ .

My commission expires _____

_____
Notary Public