WARRANTY DEED

NOTARY ADAM LaFEVOR Exp 11/22/2008 DAVIDSON COUNTY

B-FSBO-07-2024

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
DAVID JOHN ARNDT	First Horizon Home Loans,	
2024 Forrest Green Drive	(NAME) 1555 W. Walnut Hill Lane, Ste. 200	73-13-235.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Irving, TX 75038	
(CITY) (STATE) (ZIP)	(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 PHILLIP L. POTTER AND WIFE, MICHELE L. POTTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID JOHN ARNDT AND KAREN ARNDT, HUSBAND & WIFE, 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 142, HENDERSON GARDENS, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGE 27, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP L. POTTER AND WIFE, MICHELE L. POTTER BY WARRANTY DEED FROM ROBERT W. MARENTETTE AND WIFE, SARAH G. MARENTETTE, RECORDED ON THE 25TH DAY OF FEBRUARY, 1997 IN DEED BOOK 10358, PAGE 840, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 3600, PAGE 27, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2024 Forrest Green Drive, Nashville, Tennessee 37216
(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.

Davidson County DEEDWARR
Recvd: 06/06/07 11:35 2 pgs
Fees:13.00 Taxes:592.00

20070606-0067742

Witness my/our hand(s) this 1st day of June, 2007.

Phillip L. Potter

Michele L. Potter

STATE OF Tennessee
COUNTY OF Davidson

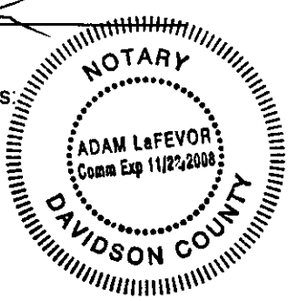
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip L. Potter and Michele L. Potter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 1st day of June, 2007.

Notary Public

My Commission Expires:

(SEAL)



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