PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Davidson County DEEDWARR
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Fees:13.00 Taxes:739.63

20080624-0064961

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(____gj__) Title No: 49456
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Vila Holly M. Vila 736 Harpeth Bend Drive Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 15602005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$199,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip K. Potratz and spouse, Helen K. Potratz**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Vila and spouse, Holly M. Vila** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 362 on the Plan of Harpeth Valley Park, Section 3 of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 362 fronts 75.0 feet on the westerly margin of Harpeth Bend Drive and extends back 208.5 feet on the northerly line and 216.0 feet on the southerly line to a broken line in the rear, measuring 86.3 feet thereon.

Being the same property conveyed to Philip K. Potratz and spouse, Helen K. Patratz by Warranty Deed from David E. Dahle and spouse, Karen Dahle dated December 30, 1998 and recorded on January 4, 1999 of record in Book 11279, page 550, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; Book 4175, page 15 , said Register's Office, which Plan shows 30 foot minimum building set back line from Harpeth end Drive and a 20 foot easement for public utility purposes along the rear line(s) of said lot; A 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; Restrictive Covenants of record in Book 3857, page 858, made application to Section 3 by Book 4237, page 179, said Register's Office.

This is improved property, known as: 736 Harpeth Bend Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2008.

Philip K. Potratz

Helen K. Potratz

State of TENNESSEE

County of DAVIDSON

On this 23rd day of June, 2008 , before me the undersigned authority, personally appeared Philip K. Potratz and Helen K. Potratz, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $199,900.00

Affiant

Sworn and subscribed before me this the 23rd day of June, 2008

Notary Public

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**