WARRANTY DEED

G-FCP-08-1406

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/2008
(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Elizabeth Mary Potocsnak	SAME (NAME)	
1406 Winding Way (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	61-8-199.00

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, I/we RICHARD G. HARRIS II, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH MARY POTOCSNAK, UNMARRIED, 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:

BEING LOT NO. 14 OF BLOCK "H" ON THE MAP OF JACKSON PARK, SECTION 3, NOT OF RECORD AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY WM. COLLIER PARRISH ASSOCIATES, ENGINEERS, DATED AUGUST 5, 1954 AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF WINDING WAY AT THE CORNER OF LOTS 13 AND 14; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 323.7 FEET, F.M., TO A POINT IN THE NORTH LINE OF LOT 20; THENCE ALONG THE NORTH LINE OF LOTS 19 AND 20, EASTERLY 155 FEET F.M., TO A CORNER OF LOT 15; THENCE WITH THE LINE BETWEEN LOTS 14 AND 15, NORTHERLY 265 FEET, F.M. TO THE SOUTHERLY MARGIN OF WINDING WAY; THENCE WITH THE MARGIN OF THE SAME WESTERLY 215, F.M. TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. HARRIS, II, UNMARRIED BY WARRANTY DEED FROM CLESTON B. DANIELS AND EDNA DANIELS, HUSBAND AND WIFE, RECORDED ON THE 7TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050107-0002842, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1406 Winding Way, 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: 09/03/08 13:55 2 pgs
Fees:13.00 Taxes:1646.50
20080903-0090285

Witness my/our hand(s) this 29th day of August, 2008.

Richard G. Harris II by Tim King, Atty-in-Fact
Richard G. Harris II

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of August, 2008, before me personally appeared Tim King to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard G. Harris II, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Richard G. Harris II, unmarried.

Witness my hand and official seal, this the 29th day of August, 2008.

Notary Public

My Commission Expires:

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

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