PREPARED BY:
KRISTIN C. PARKER
ATTORNEY AT LAW
COLUMBIA, TENN.

BILL GARRETT, Davidson County
Trans:T20090057107 DEEDWARR
Recvd: 08/20/09 13:04 2 pgs
Fees:13.00 Taxes:296.00
20090820-0078502

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **William H. Lightfoot and wife, Trudi P. Lightfoot**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Zybe Potka**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in Davidson County, Tennessee and being Unit No. 48, on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appened as "Exhibit B" to the Master Deed of record in Book 6685, Page 275, Register's Office of Davidson County, Tennessee, to which reference is made for a more particular description.
>
> Being the same property and legal description conveyed William H. Lightfoot and wife, Trudi P. Lightfoot by deed dated January 15, 1999 of record in Book 11327, Page 481, Register's Office of Davidson County, Tennessee.
>
> Map & Parcel: 095-03-0A-048.00CO

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6685, Page 253, with Assignments and designation as Successor Declarant in Book 8145, Page 401, and Assignments & Designation under Master Deed Establishing Magnolia Square Condominium of record in Book 10320, Page 582, together with the By-Laws of Magnolia Square Condominium Association, Inc., of record in Book 6685, Page 277, all in the Register's Office of Davidson County, Tennessee; Charter of Magnolia Square Condominium Association, Inc. of record in Book 6685, Page 287, Register's Office of Davidson County, Tennessee; Rules & Regulations of

Magnolia Square Condominium Association of Record by instrument of record 20060725-0089316, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat of record in Plat Book 5200, Page 702, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 19th day of August, 2009.

X _____
William H. Lightfoot

X _____
Trudi P. Lightfoot

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, William H. Lightfoot and wife, Trudi P. Lightfoot, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of August, 2009.

_____
Notary Public

My commission expires:
2/22/11

STATE OF TENNESSEE – MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $80,000.00.

_____
Affiant

Subscribed and sworn to before me, this 19th day of August, 2009.

_____
Notary Public

My commission expires:
2/22/11

NEW PROPERTY OWNERS:
Zybe Potka
~~105 Rivers Edge Court~~ P.O. Box 148195
Nashville, TN 37214

PERSON(S) RESPONSIBLE FOR TAXES:
Same

G:\Leslie\Deeds\2009\2009\8.14.09 Lightfoot to Potka.doc