THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 2009 Priscilla C. Urbanek Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Joseph Potts	Regions Bank d/b/a Regions Mortgage	MAP 095-07
312 Woodberry Drive	2050 Parkway Office Circle	PARCEL 27.00
Nashville, TN 37214	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(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, **Donald Ray Potts and Nancy Jo Potts**, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Joseph Potts, unmarried**

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. 82 on the Plan of Merry Oaks of record in Plat Book 1835 page 67 and 68, in the Registers office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Alice Potts, a widow, by Warranty deed from Clarice Reed, of record in Book 4116 page 863, Registers Office for Davidson County, Tennessee dated March 27, 1967.

Also being the same property conveyed to Donald Ray Potts and wife Nancy Jo Potts, a one-half undivided interest, by Quitclaim deed from Mary Alice Potts, of record in Book 6630 page 10, Registers Office for Davidson county, Tennessee dated August 13, 1985. Also being the same property conveyed to Donald R. Potts, as his sole and separate property , by Quitclaim deed from Nancy Jo Potts, of record in Instrument No. 20020524-0063365, Registers Office for Davidson County, Tennessee dated May 17, 2002.

Further conveyed to Donald R. Potts, a 1/2 undivided interest, and Mary Alice Potts, a 1/2 undivided interest, as tenants in common by Quitclaim deed from Donald R. Potts, married and Mary Alice Potts, unmarried of record in Instrument No. 20061020-0130360, in the Registers office for Davidson County, Tennessee dated October 16, 2006; The said Mary Alice Potts having since died, her one-half interest has been devised unto her four children, Russell Wayne Potts, Sandra Gayle Carlson, Judith Faye Mitchell and Donald Ray Potts; Pursuant to the Last Will and Testament of Mary Alice Potts, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 08P-226.

Further conveyed to Donald Ray Potts by Quitclaim deed from Russell Wade Potts, Sandra Gayle Carlson and Judith Fay Mitchell of record in Instrument No. 20080415-0038218, in the Registers Office for Davidson County, Tennessee dated March 31, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20090065155 DEEDWARR
Recvd: 09/24/09 08:53 3 pgs
Fees:18.00 Taxes:684.50
20090924-0088757

This is () UNIMPROVED

(X) IMPROVED property known as **312 Woodberry Drive, Nashville, TN 37214.**

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 the 17th day of September, 2009.

Donald Ray Potts

Nancy Jo 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 **Donald Ray Potts and Nancy Jo Potts** the bargainor__ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that__he__ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of September, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of September, 2009.

My Commission expires _____

Notary Public