BILL GARRETT, Davidson County
Trans:T20110020084 DEEDWARR
Recvd: 04/06/11 09:05 2 pgs
Fees:13.00 Taxes:431.05
20110406-0026450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 1ST DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loyd Potts and wife, Janie C. Potts	SAME	01500005400 & 01500005501
	(NAME)	
5173 Eatons Creek Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John Wayne Bailiff and wife, Edna West Bailiff, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Loyd Potts and wife, Janie C. Potts, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT NO. 1:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON-HICKERSON ENGINEERS, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF SPRINGFIELD PIKE AT THE INTERSECTION OF THE NORTHERN BOUNDARY LINE OF THE PROPERTY COVERED TO CLYDE MIDGETT BY DEED FROM GAILIE W. WILLIAMS AND WIFE, OF RECORD IN BOOK 3316, PAGE 235, REGISTER'S OFFICE FOR SAID COUNTY, AND THE EASTERLY MARGIN OF SAID PIKE' THENCE, WITH SAID MIDGETT'S NORTHERN BOUNDARY LINE SOUTH 89 DEGREES EAST 385 FEET TO AN IRON PIN; THENCE NORTH 16 DEGREES 30' WEST 105 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES WEST 385 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF SAID PIKE; THENCE WITH SAME, SOUTH 16 DEGREES 30' EAST 105 FEET TO THE BEGINNING CONTAINING 1 ACRE MORE OR LESS.

TRACT NO. 2:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF THE SPRINGFIELD PIKE AT THE INTERSECTION OF THE NORTHERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO FRED A. HARRISON AND WIFE, PATRICIA M. HARRISON BY DEED OF J.W. HOBBS AND WIFE, AS IS RECORDED IN BOOK 3573, PAGE 231, REGISTER'S OFFICE FOR SAID COUNTY, THENCE; WITH HARRISON'S NORTHERN BOUNDARY LINE SOUTH 89 DEGREES E. 385 FEET TO AN IRON PIN; THENCE NORTH 16 DEGREES 30' W. 30 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES W. 385 FEET TO AN IRON PIN ON THE EASTERN MARGIN OF SAID PIKE; THENCE WITH THE EASTERN MARGIN OF SAID PIKE S. 16 DEGREES 30' EAST 30 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN WAYNE BAILIFF AND WIFE, EDNA WEST BAILIFF BY DEED FROM LUCIAN MINTON AND WIFE, JO ANN MINTON DATED 11/16/82 OF RECORD IN BOOK 5967, PAGE 895, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS,

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7420 Whites Creek Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 my/our hand(s) this 1st day of April, 2011.

John Wayne Bailiff

John Wayne Bailiff

Edna West Bailiff

Edna West Bailiff

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Wayne Bailiff and wife, Edna West Bailiff, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of April, 2011

Mary Birthright

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN. 37072