THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***155,000.00.

Cari Tiesi
Affiant

Subscribed and sworn to before me this 11th day of July, 2011.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110041971 DEEDWARR
Recvd: 07/12/11 15:46 2 pgs
Fees:13.00 Taxes:573.50
20110712-0053353

ADDRESS OF NEW OWNER

David Arthur Potter, Jr.
332 Chamberlin Street
Nashville, Tennessee 37209

SEND TAX BILLS TO

USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

MAP & PARCEL NOS.

MAP 092-13-0
PARCEL 294.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Five Thousand and 00/100 Dollars ($***155,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Louis Chanatry, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto David Arthur Potter, Jr. and Kathryn L. Sidelko, husband and wife, (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:

BEING Lot No. 10 of Block 26 on the Plan of Plummer Place Subdivision as of record in Book 161, page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Louis Chanatry, married, by Warranty Deed dated September 22, 2010, from Lindsey Smith-Trostle, unmarried, and Wendy A. Smith, married, of record as Instrument No. 20100923-0075861 in the Register's Office for Davidson County, Tennessee.

This is not now nor has this property ever been the personal residence of the Grantor or his spouse.

This is improved property known as 332 Chamberlin Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Plummer Place Subdivision of record in Book 161, page 39, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 11th day of July, 2011.

Louis Chanatry

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 Louis Chanatry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY