BOOK 5370 PAGE 81

THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW ATTORNEYS AT LAW
14th FLOOR THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
EDWARD D. PITTS	COMMERCE UNION BANK	86-11-B-1
(NAME) 425 8th Ave So.	(NAME) 800 MAIN STREET	
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37203	(STREET ADDRESS) NASHVILLE, TENNESSEE	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THIRTY NINE THOUSAND AND NO/100----------

----------($39,000.00)----------*Dollars,*

of which $8,801.33 has been paid in cash by Edward D. Pitts, the receipt of which is hereby acknowledged, and further consideration of the assumption by the said Edward D. Pitts and his agreement to pay the unpaid balance of $30,198.67 of an original indebtedness in the original amount of $31,000.00 secured by Deed of Trust of record in Book 4940, page 220, Register's Office for Davidson County, Tennessee.

I, Scott Birmingham, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Edward D. Pitts, his

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXX~~, *heirs and assigns.*

A certain condominium apartment in Davidson County, Tennessee, described as follows;

Unit number 3, Building number 4 in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, and as shown on the plan of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, pages 36 through 38 in said Register's Office, to which reference is hereby made. Garage number 4-3-G is a limited common element for the exclusive use of the occupant of said unit, revised by instrument of record in Book 4860, page 62.

Being the same property conveyed to Scott P. Birmingham by deed from Michael W. Lutche and wife of record in Book 5206, page 811, said Register's Office.

DAVIDSON • RAY
COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me, this the 30 day of November 19 78

My commission expires My Commission Expires Feb. 19, 1979
(Affix Seal)

Affiant Edward D. Pitts

Notary Public Raymond H. Dozier

This is ( ) unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said EDWARD D. PITTS, his

~~XXXXX~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edward D. Pitts, his

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 30th *day of* November, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Scott Birmingham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, *a Notary Public in and for said County and State,* Scott Birmingham, unmarried

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* November, *19* 78.

Raymond H Darrow
Notary Public

Commission expires My Commission Expires Feb. 19, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....he *as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Scott Birmingham, unmarried

TO

Edward D. Pitts

DEC-1 78	CONV	39,000.00			
DEC-1 78	S'TAX		B*	101.40	
DEC-1 78	PR'FEE		B*	.50	
DEC-1 78	W'DEED		B*	4.00	* 105.90

F. 0 2 9 0 7

IDENTIF. REFERENCE

DEC 1 1 25 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238