BOOK 5409 PAGE 554

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-10-217	Edward L. Pitts Lu Ann Pitts	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-22225	5900 Maxon Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Irene M. Shepard
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward L. Pitts and wife, Lu Ann Pitts

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lot "J", Holeman Heights, as of record in Book 4715, Page 131, Register's Office for said County.

Beginning at a point in the westerly margin of Nichol Street at the common corner of Lots 1 and 2 of said Subdivision; thence with the margin of the same south 22 degrees west 127.8 feet to a point at the beginning of a curve to the right; thence around said curve, 37.7 feet more or less to a point in the northerly margin of Maxon Avenue; thence with the margin of the same, northwesterly 43.0 feet to the beginning of a curve to the right; thence around said curve 33.4 feet more or less to a point in the easterly margin of Elaine Street; thence with the margin of the same, 5 degrees east 133.5 feet to a point at the common corner of Lots 1 and 2; thence with the line between said two lots, south 74 degrees east 135.4 feet to the point of beginning.
Being the same property conveyed to Billie Shepard and wife, Irene M. Shepard, by deed from George Boles and wife, Mildred Boles, as of record in Book 4905, Page 274, the said Billie Shepard having since died leaving property vested in Irene M. Shepard, as surviving tenant of tenancy by the entirety.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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 hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of March , 19 79

Irene M. Shepard

Irene M. Shepard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Irene M. Shepard

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 22nd day of March, 1979.

My commission expires: 7-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM Irene M. Shepard

TO Edward L. Pitts
Lu Ann Pitts

F. 2 0 1 0 8.

IDENTIF. REFERENCE

MAR 23 3 08 PM '79

FELIX D. KNOWLES, II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32000.00- CO	
			83.20 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	87.70-
0870A	03/23/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

for

F 20108

1

IDENTIF. REFERENCE

MAR 23 3:08 PM 79

Felix Z. Wilson II, Regis
Davidson County, Tenn

No. 072396