This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

WARRANTY DEED

BOOK 5687 PAGE 379

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kenneth Pitts	James Kenneth Pitts	Map 83-14-321
(NAME:)	(NAME:)	" 94-2-125
814 Westview Avenue	814 Westview Avenue	" 105-5-245-246
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn. 37205	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the ~~sum of~~ love and affection we have for our grandsons, James Kenneth Pitts and Martin Pitts

~~DOLLARS~~

RECORDER'S MEMO:
Legibility of writing, typing or printing of this Document Unsatisfactory when Received.

FEE $ 2.00 TAX $ EXEMPT
08 DEC 8 12 02 PM '80
DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

92084

USM

We, James Martin Miller and wife Fannie Mae Miller *have bargained and sold, and by these presents do transfer and convey unto the said* James Kenneth Pitts and Martin Pitts *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Four tracts of land in said County and State, as follows:
Tract One: Being lot No. 41 on Transford Realty Company's Re-Subdivision of the north part of A. P. Hill's Subdivision of the Plant Lands, as of record in book 421, page 77 Register's Office for said County.
Said lot No. 41 fronts 49.8 feet on the northerly side of Argyle Avenue and extends back between lines and along the easterly margin of a 15 foot alley, 150 feet more or less to an alley in the rear, measuring 39 feet on said rear alley.
Being the same property conveyed to James Martin Miller and wife Fannie Mae Miller by deed from Frank M. Cathey and wife, of record in book 4377, page 466, said Register's Office.
Tract Two: Being lot No. 42 on the plan of Transford Realty Company's Subdivision of the north part of the A. P. Hill Subdivision of the Plant Lands, as of record in book 421, page 77, described according to a survey of Barge, Waggoner and Sumner, dated June 28th. 1971, as follows:
Beginning at an iron pin in the northerly margin of Argyle Avenue, said iron pin being 200 feet from the northwest intersection of Argyle Avenue and 11th. Ave. So.; thence with the margin of said Avenue, north 84 degrees, 39' west, 40 feet to an iron pin; thence leaving the margin of said Avenue north 9 degrees 23' east, 150 feet to an iron pin in the southerly margin of alley 658; thence with the margin of said alley south 84 degrees 39' east 40 feet to an iron pin; thence leaving said alley south 9 degrees 23' west, 150 feet to the point of beginning.
Being the same property conveyed to J. M. Miller and wife Fannie Mae Miller by deed from the Metropolitan Development and Housing Agency of record in book 4702, page 97, said Register's Office.
Tract Three: Being lot No. 137 in the United Electric Railway Addition to East Nashville as of record in book 161, page 8, Register's Office for said County.
Said lot No. 137 fronts 50 feet on the southerly side of Eastside Avenue and runs back between parallel lines 150 feet to an alley.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 22,860.00

Subscribed and sworn to before me, this the 8th day of Dec. 1980

Affiant

My commission expires: _____ Notary Public

(Affix Seal)

Being the same property conveyed to J. M. Miller and wife, Fannie Mae Miller by deed from William O. Whiteside and wife of record in book 3310, page 325, said Register's Office Tract Four: Being the easterly half of Lot No. 54 on the Plan of Edgefield Land Company's First Subdivision, as of record in book 57, page 130, Register's Office for said County.
Said part of lot No. 54 fronts 32½ feet on the southerly side of Boscobel Street and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to J. M. Miller and wife Fannie Mae Miller, by deed from Aubrey R. Whiteside of record in book 3336, page 545, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1802 Boscobel, 1806 Eastside Avenue and 1112 Argyle Avenue
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Kenneth Pitts and Martin Pitts their *heirs and assigns, forever.*

And we *do covenant with the said* James Kenneth Pitts and Martin Pitts *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.*

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* James Kenneth Pitts and Martin Pitts their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 14 *day of* May, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Martin Miller

Fannie Mae Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5687 PAGE 381

Personally appeared before me, DOSWELL BROWN III, a Notary Public in and for said County and State, the within named James Martin Miller and wife Fannie Mae Miller

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

Witness my hand and official seal at Nashville, Tennessee, this 14 day of May, 19 73.

Doswell Brown III, Notary Public.

Commission Expires 11-2-73

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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

James Martin Miller, etux

TO

James Kenneth Pitts, etal

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

BOOK 5687 PAGE 382

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

RECEIVED OF _____

FOR _____

BOOK 5687 PAGE 383

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			22860.00- CO	
			69.54 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	72.04-
8676A	12/08/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20684

IDENTIF. REFERENCE

Dec 8 12 02 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 795996