BOOK 6929 PAGE 236 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 1986.

Notary Public

MY COMMISSION EXPIRES 07/17/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, ATTORNEY
413 Welshwood Drive, Suite 206, Nashville, Tennessee 37211

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T.I. Pitts et ux (NAME)	SAME (NAME)	130-08-0
2206 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	125.00
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph A. McGrorty and wife, Eleanor C. McGrorty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. I. Pitts and wife, Nancy lee Pitts

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

LAND in Davidson County, Tennessee, being the easterly 123 feet of the westerly 170 feet of Lot No. 11 on the Plan of the unrecorded portion of Westhaven, described partly according to a survey made by Z. J. Wilkinson, Surveyor, January 29, 1938, as follows:

BEGINNING on the southerly margin of Trimble Road at the northwest corner of the property conveyed to James Arthur Cogswell and wife by deed from A. B. Cotten and wife, of record in Book 3311, page 199, Register's Office for said County; thence with said Cogswell's western boundary line, southerly 326.5 feet, more or less, to a point in the line between lots Nos. 11 and 17; thence with the line between said two lots, westerly 123 feet; thence northerly 335 feet, more or less, to the southerly margin of Trimble Road; thence with the same, easterly 123 feet to the beginning.

Being the same property conveyed to Joseph A. McGrorty and wife Eleanor C. McGrorty by deed from Jane T. Burton, widow of record in Book 3399, page 3 RODC, TN.

Said property is free and unencumbered except for the 1986 property taxes which have been pro-rated and assumed by Grantees; easement for public utilities and water mains in Book 1639, page 71 RODC; agreement for dedication of easement for sanitary sewers and/or storm drainage in Book 4319, page 963 RODC TN.

Possession of the premises herein conveyed is to be given thirty (30) days from date of deed.

This is unimproved ( ) improved (X) property, known as 3705 Trimble Road, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hands this 24th day of July, 1986

Joseph A. McGrorty
JOSEPH A. McGRORTY

Eleanor C. McGrorty
ELEANOR C. McGRORTY

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 6929 PAGE 237

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, JOSEPH A. McGRORTY and wife, ELEANOR C. McGRORTY

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 24TH day of JULY, 19 86

NOTARY PUBLIC

My commission expires:

7-17-88

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as

WITNESS my hand and seal, at office in

this day of, 19

NOTARY PUBLIC

My commission expires:

2 4 8 5 5

IDENTIFICATION REFERENCE

JUL 25 12 28 PM '86

FELIX Z. ALEXANDER, REGISTER
DAVIDSON COUNTY, TN

90 Pd

TEXAS TITLE & ESCROW CO.
413 WELSHWOOD DRIVE
NASHVILLE, TENNESSEE 37211

PULSK

WARRANTY DEED

FROM

Joseph A. McGrorty and wife,

Eleanor C. McGrorty

TO

T. I. Pitts and wife,

Nancy Lee Pitts

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

RECEIVED OF _____

FOR _____

BOOK 6929 PAGE 238

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
			1240[illegible].00-	CA TT,
			347.20	CSTAX
			.50	[illegible]
			6.00	[illegible]
			[illegible]	353.70-
			2289407/25/86 REL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 8 5 5

IDENTIFICATION REFERENCE

JUL 25 12 28 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 275559