FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF October 19 87

Notary Public

MY COMMISSION EXPIRES: 4/9/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Craig O. Pitts	AmSouth Mortgage Company, Inc.	MAP 59-9
(NAME)	(NAME)	
4014 Boyd Drive	P. O. Box 847	PARCEL 107
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37218	Birmingham, AL 35201	13DA-40750
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Adriana P. Beene and husband, Alphonso Beene

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig O. Pitts and wife, Jacqueline M. 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.

BEING Lot No. 158 on the Plan of Haynes Estates, Section 3, of record in Plat Book 4175, page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Alphonso Beene, Sr. and wife, Adriana P. Beene, by deed from Third National Bank in Nashville, of record in Book 6218, page 856, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4356, Page 971, Register's Office for said County.

Power of attorney of record in Book 7362, Page 890, Register's Office for said County.

7 7 2 6 7

IDENTIFICATION REFERENCE

Oct 27 9 06 AM '87

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

CHECK 10/27 168.90

This is unimproved ( ) improved (XX) property, known as 4014 Boyd Drive, Nashville, TN 37218
(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 heir 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 23rd day of October, 19 87

Alphonso Beene

Adriana P. Beene by Carol L. McCoy Atty-In-Fact Bk 7362 Page 890

654

BOOK 7387 PAGE 686

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 ~~Adriana P. Beene and husband~~ Alphonso Beene

(or proved to me on the basis of satisfactory evidence)

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 Nashville Tennessee, this 23rd day of October 19 87

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted/and who

his oath himself (or proved to me on the basis of satisfactory evidence)

upon (their several oaths) acknowledged (themselves) to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that (he) (they) as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____

My commission expires ____

Notary Public

WARRANTY DEED

FROM

Adriana P. Beene
Alphonso Beene

TO

Craig O. Pitts
Jacqueline M. Pitts

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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, Carol L. McCoy, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Adriana P. Beene as her attorney in Fact as the free act and deed of the within named Adriana P. Beene.

Witness my hand and offical seal at Nashville, Tennessee, the 23rd day of October, 1987.

My Commission Expires: 9/9/89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7387 PAGE 687

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			580000.00	CONT.
			162.40	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	169.90
6549A	10/27/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.2.6.7

IDENTIFICATION REFERENCE

OCT 27 9 45 AM 1987

DAVIDSON COUNTY, TN

No. 29903