BOOK 8151 PAGE 799

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (nb) (Title No: 30285)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 115,000.00

Affiant

Sworn and subscribed before me this
12th day of July, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Merry Anne Pierson
7153 Birch Bark Drive
Nashville, TN 37221

MORTGAGEE:

MAP-PARCEL NUMBERS
09D-25475
142-11-029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christos J. Pitarys, II and spouse, Nancy L. Pitarys,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Merry Anne Pierson, a single person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 77 on the plan of Section Two, Valley West, of record in Book 3600, page 86, amended in Book 4238, page 811, Register's Office for said County.

SAID Lot No. 77 fronts 88.0 feet on the broken southeasterly margin of Birch Bark Drive and extends back 204.0 feet on the northeasterly line and 246.98 feet on the southwesterly line to a dead line in the rear, measuring 102.23 feet thereon.

BEING the same property conveyed to Christos J. Pitarys, II and wife, Nancy L. Pitarys by deed from Robert L. Stewart and wife, Meredith A. Stewart of record in Book 719, page 329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Christos J. Pitarys and Nancy L. Pitarys by Sharon E. Ricciardi as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is contained on the reverse side of this instrument and incorporated herein by reference. **Christos J. Pitarys and the undersigned Christos J. Pitarys, II, are one and the same person.**

4 1 1 7 1

FEE/TAX REFERENCE

Jul 13 11 34 AM '90

9716 07/13 0101 03CHECK 386.50

This is improved property, known as: 7153 Birch Bark Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of July, 1990.

Christos J. Pitarys, II, By: Sharon E. Ricciardi
Attorney-In-Fact

Nancy L. Pitarys, By: Sharon E. Ricciardi
Attorney-In-Fact

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 Sharon E. Ricciardi, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Christos J. Pitarys, II, and Nancy L. Pitarys, as their Attorney-in-Fact, as the free act and deed of the within named Christos J. Pitarys, II, and Nancy L. Pitarys.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of July, 1990.

NOTARY PUBLIC

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9/26/

STATE OF TENNESSEE
COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

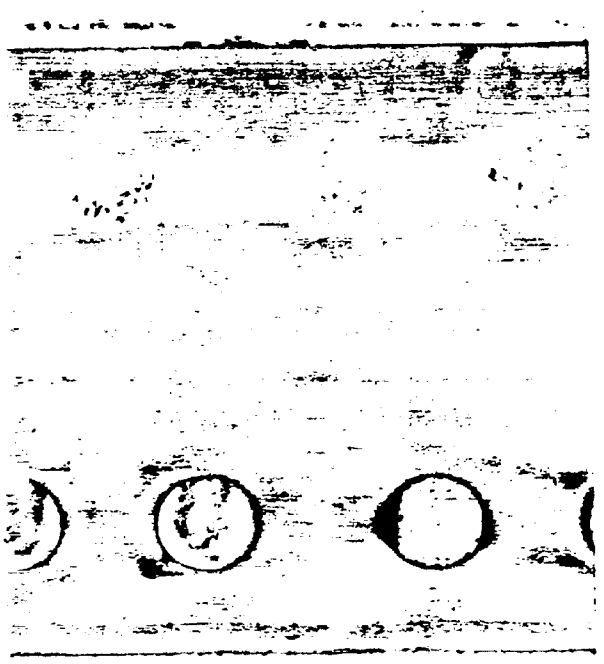
Sharon E. Ricciardi
Sharon E. Ricciardi, Affiant

Sworn to and subscribed before me this
12th day of July, 1990.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

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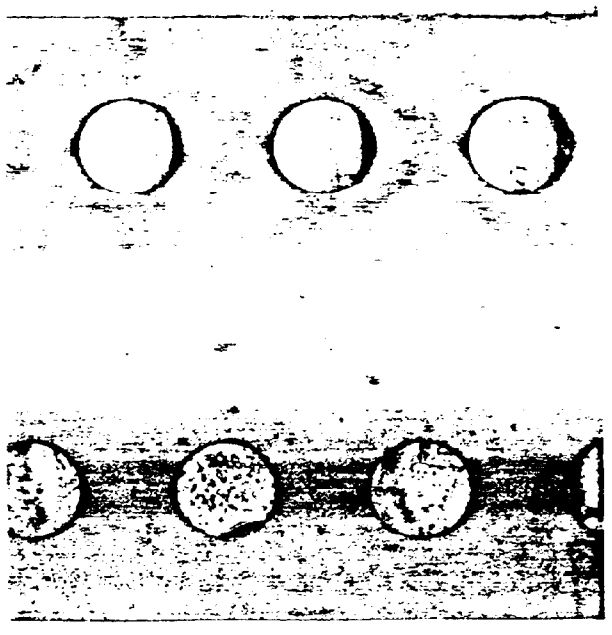
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
115000.00
CON TX 379.50
PRFEE 1.00
WDEED 6.00
TOTAL 386.50
CHECK 386.50

07/13/90 01 11:37 0001 9716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



41171

IDENTIFICATION REFERENCE

JUL 13 11 34 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 336564