PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31140)

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 79,950.39

Affiant

Sworn and subscribed before me this 30th day of August, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

**ADDRESS NEW OWNER:**
Larry D. Roby
909 Tavistock Place
Antioch, TN 37013

**MORTGAGEE:**
Chemical Mortgage Company
101 East Town Street
Columbus, OH 43215

**MAP-PARCEL NUMBERS**
149-2-A-61

# *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 **Larry P. Pitts and spouse, Louise Pitts,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry D. Roby, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 91 on the plan of Phase 1 Piccadilly Square, of record in Book 5200, page 720, 721 and 722, Register's Office for said County.

SAID Lot No. 91 fronts 63.22 feet on the northerly margin of Tavistock Place and extends back 145.12 feet on the easterly line and 114.80 feet on the westerly line to a dead line in the rear, measuring 75.41 feet thereon.

BEING the same property conveyed to Larry P. Pitts and wife, Louise Pitts by deed from Allen L. Belcher and wife, Sharon Belcher of record in Book 6986, page 364, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6236, Page 683, Book 6295, page 572, Book 6295, page 506, re-recorded in Book 6306, page 833, Book 6496, page 100 and Book 6518, page 184, said Register's Office, and to the matters set forth in the referenced Plan of record.

It is understood and agreed that part of the consideration for the transfer of the described property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage, of record in Book 6986, Page 367 and re-recorded in Book 7077, page 461, said Register's Office; and that the escrow account held by the mortgagee in connection with said loan is hereby transferred to the said Grantee.

**This is improved property, known as:** 909 Tavistock Place, Antioch, TN 37013

**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 30th day of August, 1991.

**Larry P. Pitts**

**Louise Pitts**

**State of Tennessee**
**County of Davidson**

On this 30th day of August, 1991, before me the undersigned authority, personally appeared Larry P. Pitts and Louise Pitts, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

43748

SEP 3 10 54 AM '91

7153 09/03 0101 03CHECK 303.00

BOOK 8433 PAGE 524



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

RECEIVED OF _____

FOR _____

BOOK 8433 PAGE 525

| | | |
|---|---|---|
| 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 | 79950.39 |
| CON TX | 296.00 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 303.00 |
| CHECK | 303.00 |

09/03/91 01 10:56 0001 7153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

437.4 B

TENNESSEE

SEP 3 10 54 AM '91

**No.** 455447