THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 9249 PAGE 835

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ronald E. Pitt, et ux 3925 Sussex Drive Nashville, TN 37207	Same as New Owner	Map 42-15 Parcel 115 Fld. Bk#: 11D12565

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM C. PITT, JR., individually and as Executor of the Estate of Nellie M. Pitt, Deceased, and RONALD E. PITT, Individually, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RONALD E. PITT and wife, JUDITH ANN PITT, hereinafter referred to as 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 Lot No. 41 on the Map of Blair Heights, Section 3, as of record in Book 2133, page 104, Register's Office for said County. Said Lot No. 41 fronts 140 feet on the west side of Beverly Drive and runs back between lines, 269.04 feet on the northerly line and 271.36 feet on the southerly line to a dead line in the rear on which it measures 140.02 feet.

BEING the same property conveyed to W. C. Pitt and wife, Nellie M. Pitt, by Warranty Deed from J. W. Blair and wife, Bettye Blair, dated September 6, 1955, and filed for record in Book 2448, page 287, Register's Office for Davidson County, Tennessee. The said W. C. Pitt, a/k/a William C. Pitt, Sr. died intestate on March 1, 1985, at which time ownership and title to the said property became vested in his widow, Nellie M. Pitt, as surviving tenant by the entirety, in fee simple. The Estate of W. C. Pitt was not filed for probate, but all of the debts, taxes and other obligations owing by W. C. Pitt during his lifetime or by reason of his death have been fully paid and satisfied. The said Nellie M. Pitt died testate on December 7, 1993, at the age of 83 years, leaving a Last Will and Testament dated October 8, 1992, giving and devising all of her property, real, personal or mixed, to her two sons, William C. Pitt, Jr. and Ronald E. Pitt. The said Will was filed for probate on January 25, 1994, in the Probate Court for Davidson County, Tennessee, in the matter of: *THE ESTATE OF NELLIE M. PITT, A/K/A NELLIE MAE PITT, DECEASED*, Case No. 94P122. A non-taxable certificate has been received from the Tennessee Department of Revenue, a copy of which is attached as Exhibit A. The said estate remains open, but there are sufficient funds within the estate to pay all debts, federal income taxes, costs of administration and other obligations owing by the said Nellie M. Pitt during her lifetime or by reason of her death.

The said property is improved property located at 218 Beverly Drive, Madison, Tennessee 37115.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1994 State and County Real Property Taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTEES when due.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 14th day of February, 1994.

"GRANTORS"

William C. Pitt, Jr.
WILLIAM C. PITT, JR., Individually and as Executor of the Estate of Nellie M. Pitt, a/k/a Nellie Mae Pitt, Deceased

Ronald E Pitt
RONALD E. PITT, Individually

"GRANTEES"

Ronald E Pitt
RONALD E. PITT

Judith A. Pitt
JUDITH ANN PITT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM C. PITT, JR., RONALD E. PITT and JUDITH ANN PITT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Ronald E Pitt
Affiant

Sworn to and subscribed before me, this the 14th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 9/17/97

EXHIBIT A

TENNESSEE DEPARTMENT OF REVENUE

NON-TAXABLE
CERTIFICATE

NT 66786

BOOK 9249 PAGE 837

WILLIAM C. PITT, JR.
ESTATE REPRESENTATIVE

ACCT. NO. 93-12571

To HOMER R. AYERS

ATTORNEY AT LAW
BANK OF GOODLETTESVILLE BLDG.
GOODLETTESVILLE, TN 37072

Estate of:
PITT, NELLIE M.

DAVIDSON (19)

12/07/93

THIS IS TO CERTIFY that a sworn Return for Inheritance Tax has been filed with this Department by the duly qualified representative of the above Estate. The values as reported on all forms of property within the return appear to be fairly reported. The allowance of all lawful debts, deductions and the applicable statutory exemption, exempts the estate from taxation.

As provided in Section 67-8-420, Tennessee Code Annotated, this certificate authorizes the Probate Court of the County wherein said Estate was administered to permit a final settlement or accounting by the aforesaid representative.

This, the 24th day of January, 1994.

COMMISSIONER OF REVENUE

By _____
Director of Office Audit and Examination

0194(REV. 9 91)

15-002-1900

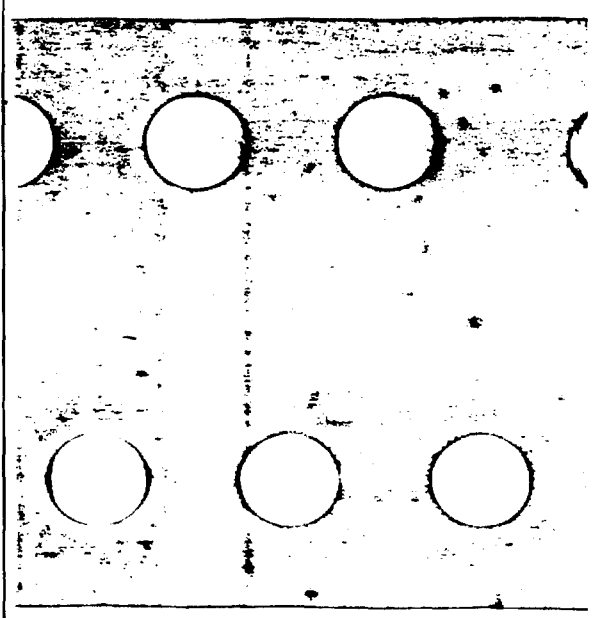
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LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

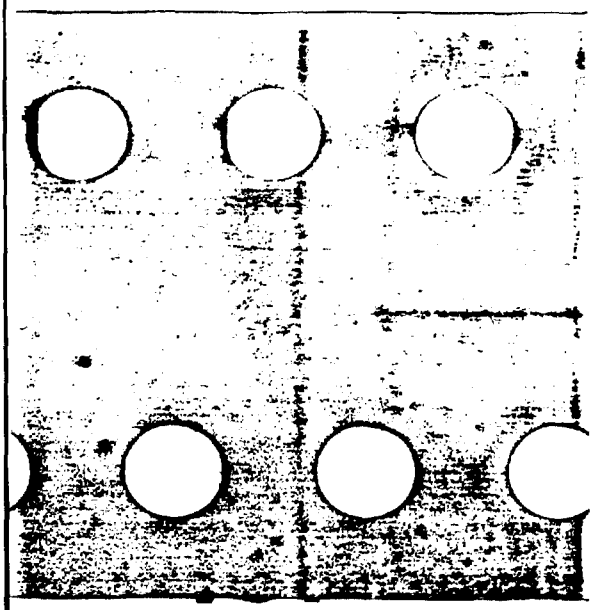
17915

IDENTIFICATION REFERENCE

94 FEB 15 AM 10:52

5760 02/15 0101 03CHECK 401.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9249 PAGE 838

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 105000.00
CON TX 388.50
PRFEE 1.00
MTGFEE 12.00
TOTAL 401.50
CHECK 401.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/94 01 10:52 0001 5760

17915
IDENTIF. & REFERENCE

94 FEB 15 AM 10:52

REGISTER
DAVIDSON COUNTY, TN.

No. 756685