26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lester L. Anderson Nellie R. Anderson 2139 Acklen Ave., Unit G Nashville, TN 37212	New Owners	Map 104-110G Parcels 007.00

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Tim Pitts and wife, Christina Pitts (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Lester L. Anderson and wife, Nellie R. Anderson (The "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Acklen Place Condominiums, as of record in Plat Book 6250, page 450, Register's Office for said County, to which plat reference is made for a more complete description, together with the appurtenant interest in the common elements of Acklen Place, a horizontal property regime established by Master Deed of record in Book 6561, page 954, said Register's Office.

Being the same property conveyed to Timothy L. Pitts, unmarried by Warranty Deed from Elaine M. Bowers, unmarried of record in Book 8872, page 743, said Register's Office for Davidson County, Tennessee.

Christina Pitts, wife of Tim Pitts, joins in this conveyance to convey any rights she may have in the subject real property, specifically any marital rights.

This property is commonly known as 2139 Acklen Avenue, Unit G, Nashville, TN 37212.

This conveyance is subject to all restrictions, easements, and By-Laws of record in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $77,000.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 1994.

Notary Public

My Commission Expires January 24, 1998

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of July, 1994.

Tim Pitts

Christina Pitts

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 Tim Pitts and wife, Christina Pitts, the bargainors, 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July, 1994.

Notary Public

My Commission Expires: June 29, 1998

NOTARY PUBLIC AT LARGE

79351
IDENTIF. & REFERENCE

94 AUG -8 PM 1:53
FELIX REGISTER
DAVIDSON COUNTY, TN.

293.00 CHECK 0101 08/03/94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9431 PAGE 351

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 77000.00
				CON TX 284.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 293.90
				CHECK 293.90
			08/08/94 01	13:53 0001 5999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



79351

IDENTIF. & REFERENCE

94 AUG -8 PM 1:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 822390