BOOK 9566 PG 12

THIS INSTRUMENT PREPARED BY:

mail

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ronald E. Pitt, et ux 3925 Sussex Drive Nashville, TN 37207	Same as New Owner	Map 61-7 Parcels 150 & 308

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, JAMES MOON, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does 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 2 and part of 3 and Lot 4 and part of 3 of Block "C" on the plan of Broadmoor, as of record in Book 547, pages 161 and 162, fronting 150 feet on the northerly side of Maplewood Avenue and extending back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to James Moon by deed from Oakwood, Limited, a Tennessee Limited Partnership, of record in Book 8096, page 962, Register's Office for Davidson County, Tennessee, and corrected in Book 8899, page 977, said Register's Office.

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

The current mailing address for said property is 815 A & B and 817 A & B Maplewood Lane, Nashville, TN 37216.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am 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. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 547, pages 161 and 162, said Register's Office.

3. Subject to easement for sewer and storm drainage of record in Book 414, page 738, Book 4921, page 571 ad Book 5709, page 813, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

JOINDER OF SPOUSE: BONNIE O. MOON, wife of JAMES MOON, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 5th day of January, 1995.

"GRANTORS"

JAMES MOON

BONNIE O. MOON

"GRANTEES"

RONALD E. 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, JAMES MOON and wife, BONNIE O. MOON, and RONALD E. PITT and wife, JUDITH ANN PITT, 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, at office, this the 5th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $81,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of January, 1995.

NOTARY PUBLIC

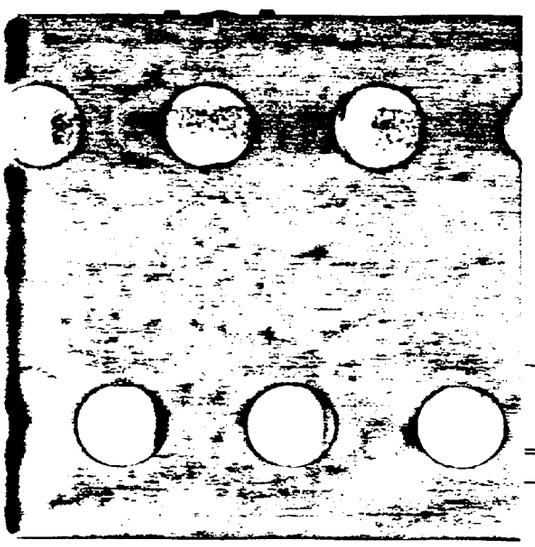
My Commission Expires: 12/6/97

23462
IDENTIF. & REFERENCE

95 JAN -6 AM 9:38

REGISTER
DAVIDSON COUNTY, TN.

9895 01/06 0101 03CHECK 308.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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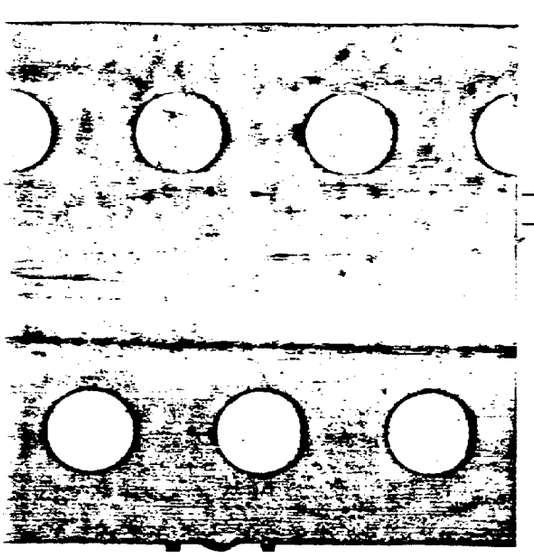
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 81000.00
CON TX 299.70
PRFEE 1.00
WDEED 8.00
TOTAL 308.70
CHECK 308.70

01/06/95 01 09:38 0001 9895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23462
IDENTIF. & REFERENCE

95 JAN -6 AM 9:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 869762