BOOK 9596 PG 439

BK 29

STATE OF TENNESSEE
COUNTY OF Davidson

5754-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Gregory B. Pitts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 95.

Notary Public

MY COMMISSION EXPIRES: 11-20-96

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Gregory B. Pitts	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS 96-5, Par. 187
(NAME) 2586 York Road	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nolensville, TN 37135	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, H. David Smith and wife, Mary Lu Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory B. Pitts and wife, Virginia Pitts

HEREINAFTER CALLED 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 Davisdon County, Tennessee, being Lot No. 64 on the Plan of Donelson Heights Subdivision, Section 1, of record in Book 1424, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to H. David Smith and wife, Mary Lu Smith by deed from John M. Spencer and wife, Joanna Spencer, filed of record in Book 6839, page 382, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2805 Hastings Road, Nashville, TN 37214

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hand s this 15th day of February, 19 95.

H. David Smith

Mary Lu Smith

BOOK 9596PG440

5754-C

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

H. David Smith and wife, Mary Lu Smith

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 15th day of February, 19 95.

My commission expires 11/20/96

Notary Public

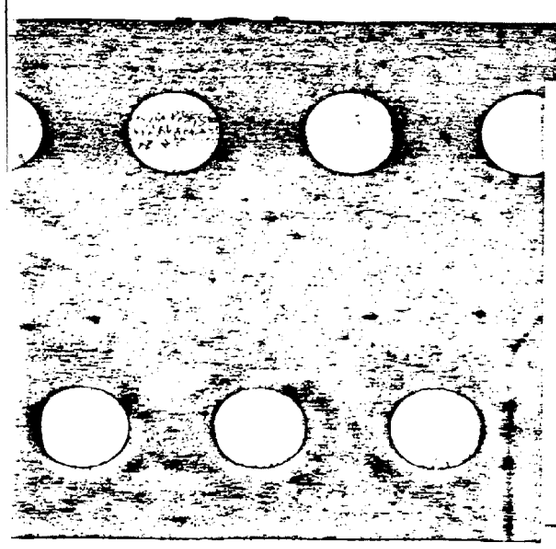
2217 02/15 0101 03CHECK 171.80

34586

IDENTIF. & REFERENCE

95 FEB 16 AM 9:48

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

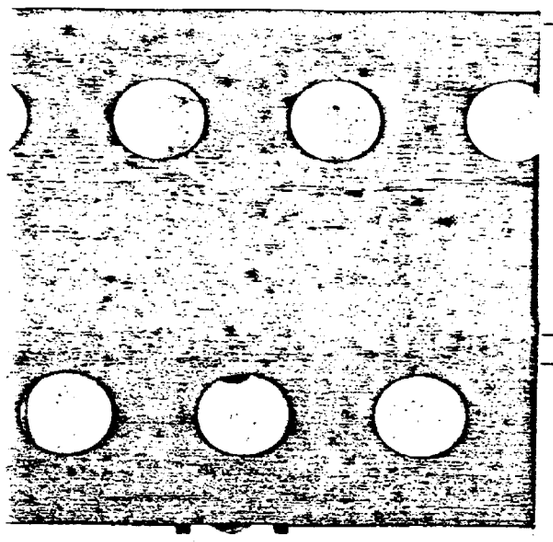
RECEIVED OF _____

FOR _____

BOOK 9596 PG 441

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	44000.00
CON TX	162.80
PRFEE	1.00
MRFEE	8.00
TOTAL	171.80
CHECK	171.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/95 01 21:47 0001 2217

34586
IDENTIF. ↑ REFERENCE

95 FEB 16 AM 9:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 881922