51825

IDENTIFICATION REFERENCE

BOOK 9646 PG 397

353033

95 APR 17 PM 12:47

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Greg Pitts and Virginia Pitts	Same 2586 York Road Nolensville Tn 37135	61-14-170

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SUE W. AKIN, DOROTHY A. SEXTON, RICHARD LAWRENCE AKIN, and J. EDWARD AKIN, BEING ALL THE HEIRS OF JOHN L. AKIN ("Grantors") have bargained and sold, and by these presents transfer and convey unto GREG PITTS AND WIFE, VIRGINIA PITTS ("Grantees") their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee Being Lot No. 90, on the Plan of the Craig Subdivision of the Crownover Tract fronting 50 feet on Burrus Avenue and running back 150 feet and being Street Number 3731, as shown on plat of record in Plat Book 894, pages 640 and 641, in the Register's Office of Davidson County, Tennessee.
>
> BEING the same property conveyed to John Lawrence Akin, by Deed of Record in Book 3535, page 119, Register's Office for Davidson County, Tennessee. The said John Lawrence Akin died 9/12/94. (See Probate No. 94P-1424)
>
> This is improved property known as 3731 Burrus Avenue, Nashville, Tennessee.

Said property is conveyed subject to 1995 Taxes, a lien, which are not yet due and payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor executed this instrument on this 1 day of April, 1995.

Sue W. Akin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Sue W. Akin, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 1995.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TENN.

IN WITNESS WHEREOF, Grantor executed this instrument on this ___ day of _____, 1995.

Dorothy A. Sexton

STATE OF _____

COUNTY OF _____

Personally appeared before me the undersigned, a Notary Public, Dorothy A. Sexton, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this ___ day of _____, 1995.

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, Grantor executed this instrument on this ____ day of _____, 1995.

Richard Lawrence Akin

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me the undersigned, a Notary Public, Richard Lawrence Akin, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 11 day of April, 1995.

Nancy A. Innucci
Notary Public

NANCY A. INNUCCI
MY COMMISSION # CC 248668
EXPIRES: December 28, 1996
Bonded Thru Notary Public Underwriters

My Commission Expires:
12/28/96

IN WITNESS WHEREOF, Grantor executed this instrument on this 7 day of April, 1995.

J. Edward Akin

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me the undersigned, a Notary Public, J. Edward Akin, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 7th day of April, 1995.

Marla R. Wells
Notary Public

My Commission Expires:
6-7-96

MARLA R. WELLS NOTARY PUBLIC STATE OF TEXAS EXPIRES 6-7-96

BOOK 9646 PG 402

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value (whichever is greater) for this transfer is $42,500.00.

Greg Pitts 12 Apr. 95

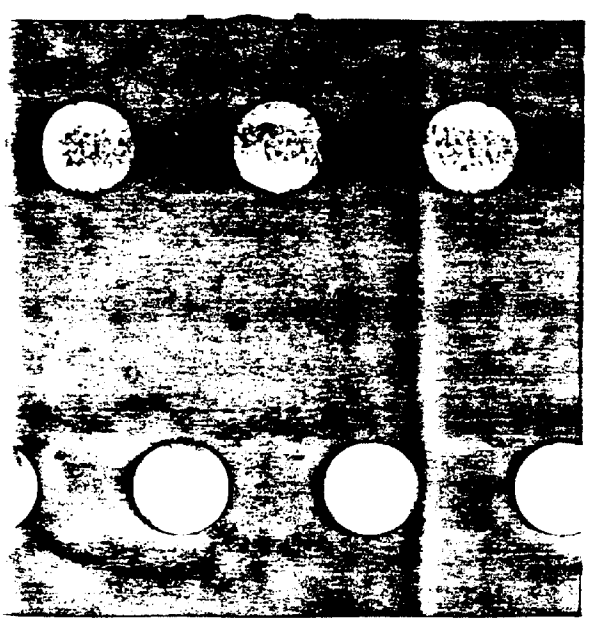
Subscribed and sworn before me, this 12th day of April, 1995.

Notary Public

My commission expires:
January 23, 1997

MARSHALL L. HIX · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

1143 94/17 0101 03CHECK 182.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

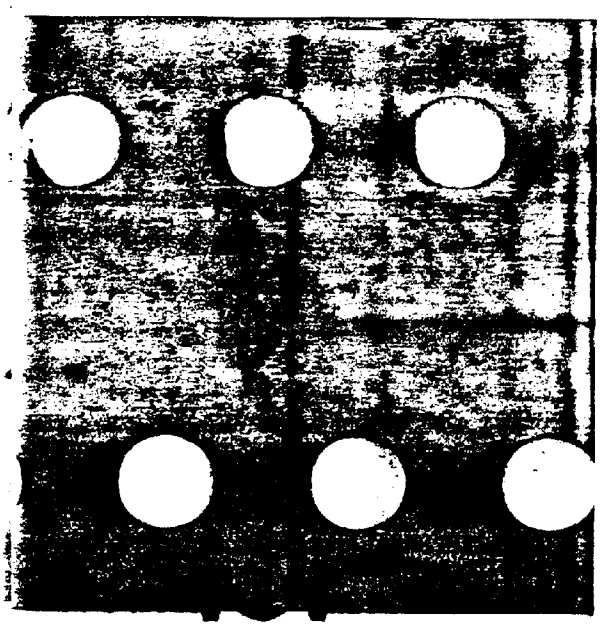
RECEIVED OF _____

FOR _____

BOOK 9646 PG 403

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 42500.00
CON TX 157.25
PRFEE 1.00
MTEED 24.00
TOTAL 182.25
CHECK 182.25
04/17/95 01 12:46 0001 1143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51825
IDENTIF. # REFERENCE

95 APR 17 PM 12:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 900622