THIS INSTRUMENT PREPARED BY:
J. Michael Jacobs
JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209

BOOK 9864 PG 937

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Marie L. Thomas	SAME	Map 148-8
105 Highland Villa Drive		Parcel 54
Nashville, TN 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ----------
----------DOLLARS,
cash in hand paid, and other good and valuable considerations, receipt of all same from the Grantees being acknowledged,

We, Timothy L. Pitts and wife, Christina L. Pitts, Grantors have bargained and sold, and by these presents do transfer and convey unto the said Marie L. Thomas, unmarried and son Thomas E. Sirmeyer, the GRANTEES herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit NO. 105 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed of record in Book 7278, page 312, and amended in Book 7347, page 717, and Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, and Book 8199, page 149, Register's Office for Davidson County, Tennessee, reference to the Plan hereof, Exhibit B. to said Master Deed, being made for a more complex description.

BEING the same property conveyed to Timothy L. Pitts and wife, Christina L. Pitts be deed from Richard S. Corney and wife, Joan C. Corney of record in Book 9436, page 691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for flow of Mill Creek, a sewer line within bounds of a portion of the Louisville and Nashville Railroad easement and locates the 20-ft. sewer easement hereinafter referred to, as shown on survey of James L. Murphy, Jr., Surveyor; and easement for sewer being 20-feet wide, of record in Book 3954, page 655; an easement for public utilities and drainage, an anchor easement, a building setback line and conditions of owner's certificate of record in Book 4460, pages 54 &55; and restrictive covenants of record in Book 4559, page 72, 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 $112,000.00.

Marie L. Thomas
AFFIANT

Sworn and subscribed before me this the 7th day of November, 1995.

Steven M'Cloud
NOTARY PUBLIC

My commission expires: 5/30/99

This conveyance is subject to all restrictions and easements of record.

The legal description is taken from the previous deed.

This is improved property, known as 105 Highland Villa Drive, Nashville, TN 37211.

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, her 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, her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 17 day of November, 1995.

Timothy L. Pitts

Christina L. Pitts

0360 11/20 0101 03CHECK 423.40

Christina L. Pitts

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy L. Pitts and wife, Christina L. Pitts, the within named 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.

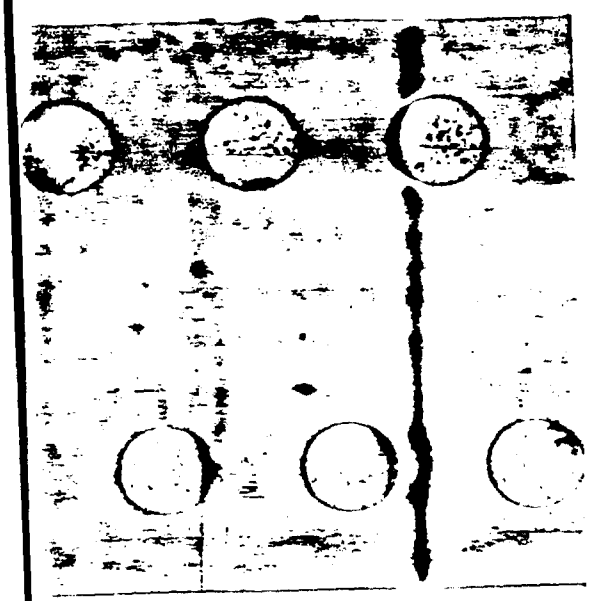
Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 1995.

Steven McCloud
NOTARY PUBLIC

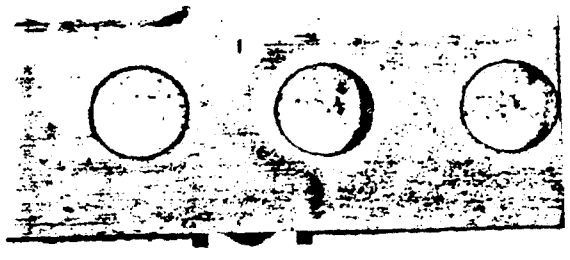
My commission expires: 5/30/99

0124819
IDENTIFICATION REFERENCE

95 NOV 20 PM 3:00
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9864 PG 939

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
112000.00
CON TX 414.40
PRFEE 1.00
WDEED 8.00
TOTAL 423.40
CHECK 423.40

11/20/95 01 14:59 0001 0360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124819
IDENTIF. A REFERENCE

95 NOV 20 PM 3:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 978905