FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Jerome H. Lafargue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF February, 19 96

PATRICIA NICELY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

BOOK 9950 PG 495

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerome H. Lafargue | Collateral Mortgage, Ltd. | MAP 72-15 |
| (NAME) | (NAME) | |
| 1610 Riverside Drive | 1900 Crestwood Boulevard | PARCEL 193 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Birmingham, Alabama 35210 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Gregory B. Pitts and Virginia N. Pitts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerome H. Lafargue and wife, Ronetta L. Lafargue

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:

BEING Lot No. 6, on the plan of Porter Road Subdivision of Lots Nos 2-7 Inclusive, in Shinkles Subdivision, of record in Plat Book 843, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gregory B. Pitts and iwfe, Virginia N. Pitts by deed from Melvin R. Harrington and wife, Brenda J. Harrington, of record in Book 9718, Page 693, Register's Office for said County.

Power of Attorney of record in Book 9530, Page 54, Register's Office for said County.

0151225

IDENTIFICATION REFERENCE

96 FEB 15 PM 1:54
DAVIDSON COUNTY, TN.

BE?? 02/15 0101 03C-HECK 271.70

This is improved ( X ) property, known as 1610 Riverside Drive, Nashville, TN 37216
unimproved ( )
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 9th day of February, 19 96

Gregory B. Pitts

Gregory B. Pitts

Virginia N. Pitts By Gregory Pitts
Virginia N. Pitts HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

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, Virginia N. Pitts , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Gregory B. Pitts as his Attorney in Fact as the free act and deed of the within named Gregory B. Pitts . Witness my hand and official seal at Nashville , Tennessee the 9th day of February, 1996 .

My Commission Expires: 5/24/97

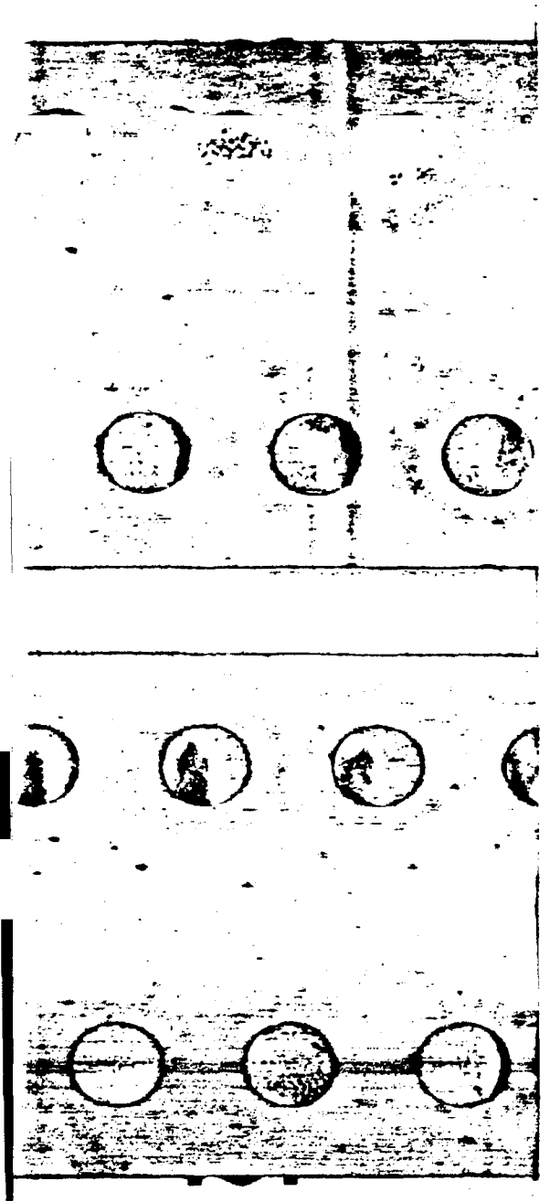
PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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 Virginia N. Pitts , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 1996 .

My Commission Expires: 5/24/97

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 9950PG497

| | | |
|---|---|---|
| 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 | 71000.00 |
| CON TX | 262.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 271.70 |
| CHECK | 271.70 |

02/16/96 01 13:57 0001 9879

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0151225
IDENTIF. & REFERENCE

95 FEB 16 PM 1:54

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

**No.** 1007062