THIS INSTRUMENT PREPARED BY:

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

BOOK 9985PG815

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jo Anne Oldham Westerfield, et ux 218 Beverly Drive Madison, TN 37115	Same as New Owner	Map 42-15 Parcel 115 Field Book 11D 12565

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, RONALD E. PITT and wife, JUDITH ANN PITT, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JO ANNE OLDHAM WESTERFIELD and husband, JIMMIE B. WESTERFIELD, 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 No. 41 on the Map of Blair Heights, Section 3, as of record in Book 2133, page 104, Register's Office for said County. Said Lot No. 41 fronts 140 feet on the west side of Beverly Drive and runs back between lines, 269.04 feet on the northerly line and 271.36 feet on the southerly line to a dead line in the rear on which it measures 140.02 feet.

BEING the same property conveyed to Ronald E. Pitt and wife, Judith Ann Pitt by deed from William C. Pitt, Jr., individually and as Executor of the Estate of Nellie M. Pitt, deceased and Ronald E. Pitt, individually, of record in Book 9249, page 835, Register's Office for Davidson County, Tennessee.

The said property is improved property located at 218 Beverly Drive, Madison, Tennessee 37115.

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

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, 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 2133, page 104, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 19th day of March, 1996.

"GRANTORS"

Ronald E. Pitt
RONALD E. PITT

Judith A. Pitt
JUDITH ANN PITT

"GRANTEES"

Jo Anne Oldham Westerfield
JO ANNE OLDHAM WESTERFIELD

Jimmie B. Westerfield
JIMMIE B. WESTERFIELD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD E. PITT and wife, JUDITH ANN PITT, and JO ANNE OLDHAM WESTERFIELD and husband, JIMMIE B. WESTERFIELD, 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 19th day of March, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $109,300.00.

Jimmie B. Westerfield
Affiant

Sworn to and subscribed before me, this the 19th day of March, 1996.

Patsy C. Davidson
NOTARY PUBLIC

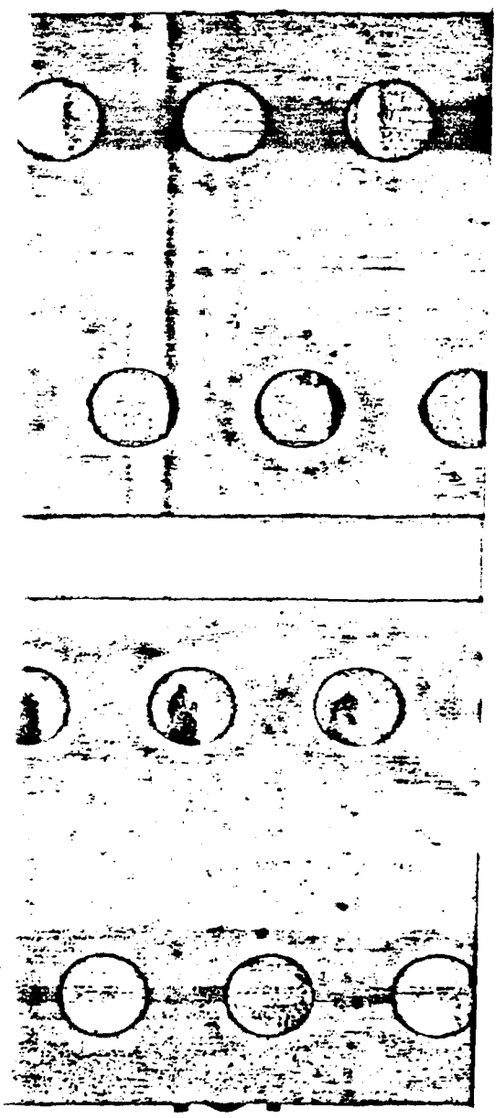
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0726 03/21 0101 03CHECK 413.41

96 MAR 21 AM 9:04

REGISTER
DAVIDSON COUNTY, TN.

0162243
IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9985 PG 817

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 109300.00
CON TX 404.41
PRFEE 1.00
WDEED 8.00
TOTAL 413.41
CHECK 413.41

03/21/96 01 09:07 0001 0726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162243
IDENTIF. ↑ REFERENCE

95 MAR 21 AM 9:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013770