*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Gregory B. Pitts and Virginia N. Pitts
1500 Riverwood Drive
Nashville TN 37216

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE
Doris G. Herndon
1124 Berwick Trail
MADISON TN 37115

MAP AND PARCEL:
MAP 52-1
PARCELS 100/101

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Doris G. Herndon, devisee of the Will of Roy Tate Gipson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Gregory B. Pitts and wife, Virginia N. Pitts, as tenants by the entirety, 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 Lots Nos. 19 and 20, Block "A", on the Plan of Crittenden Estates, of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Roy Tate Gipson and wife, Vivian N. Gipson, by deed from Joseph P. O'Brien and wife, Mary B. O'Brien of record in Book 5047, Page 10, Register's Office for Davidson County, Tennessee. The said Vivian N. Gipson having predeceased Roy Tate Gipson, who has since died. Doris Gipson Herndon is the devisee of the Will of record in Will Book 204, Page 260, Probate Court for Davidson County. No. 96P-333.

This is the same description as in previous deed of record.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

Doris G. Herndon and Doris Gipson Herndon is one and the same person.

This is improved property known as 341 Neelys Bend Road, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gregory B. Pitts and wife, Virginia N. Pitts, their heirs and assigns, forever; and I, Doris G. Herndon, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21st day of August, 1996.

Doris G. Herndon

Doris G. Herndon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Doris G. Herndon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of August, 1996.

Jane H. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

Margery B. Peter 8/23/96

AFFIANT

Subscribed and sworn to before me this 21st day of August, 1996.

Jane H. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

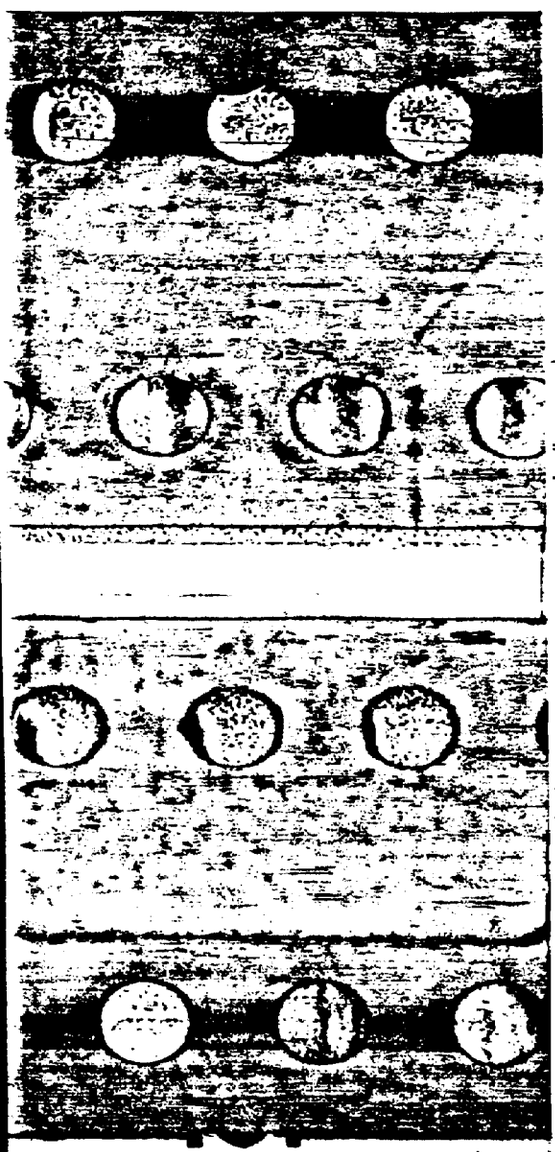
0217681

IDENTIFICATION REFERENCE

96 AUG 23 PM 2:34

FELIX A. NILSON REGISTER
DAVIDSON COUNTY, TN.

0362 08/23 0101 03CHECK 249.5



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

RECEIVED OF _____

FOR _____

BOOK 10166 PG 92

| | | |
|---|---|---|
| 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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

08/23/96 01 14:39 0001 0362

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

0217681
IDENTIF. # REFERENCE

96 AUG 23 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1022659