Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10295 pg 326

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Lynne L Rettke
Affiant

Subscribed and sworn to before me, this 17 day of December, 1996

Notary Public
My commission expires 5/8/99

Address of New Owner:
Greg Pitts
1500 Riverwood Dr.
Nashville, TN 37216

Send Tax Bills to:
same

Tax Information
Map 73-1 Parcel 1

WARRANTY DEED

For and in consideration of the sum of ten dollars &no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations,the receipt of which is hereby acknowledged, Nannie B. Adams, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Greg Pitts and wife, Virginia Pitts , hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 of Block "B" on the Plan of Country Club Estates of record in Book 843 page 95, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James B. Adams and wife, Nannie B. Adams by deed from Joe E. Dixon of record in Book 8176, Page 380, Register's Office for Davidson County, Tennessee. James B. Adams having since died and Nannie B. Adams is his successor in title.

This conveyance is made subject to the following: 1) Taxes for 1997which are not yet due and payable and all subsequent years 2) Restrictive covenants of record in Book 1195, page 308 and Book 1218, page 153) All matters appearing on plat of record in Book 843 page 95

This property is improved property known as 2109 McGavock Pike, Nashville, Tennesse 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do
further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), theirheirs and assigns, against the lawful claims of all persons whomsoever.

0257273
IDENTIFICATION REFERENCE

96 DEC 19 AM 9:07
DAVIDSON COUNTY, TN.

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 my hand this 17th day of December, 1996.

Nannie B. Adams
Nannie B. Adams

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 Nannie B. Adams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged hat she executed the within instrument for the purposes therein contained.

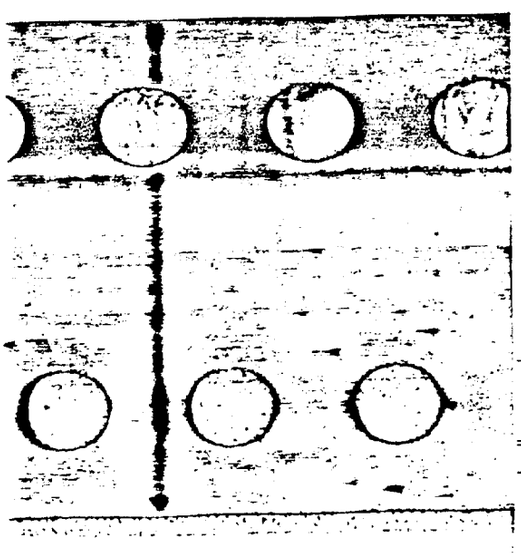
Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 1996.

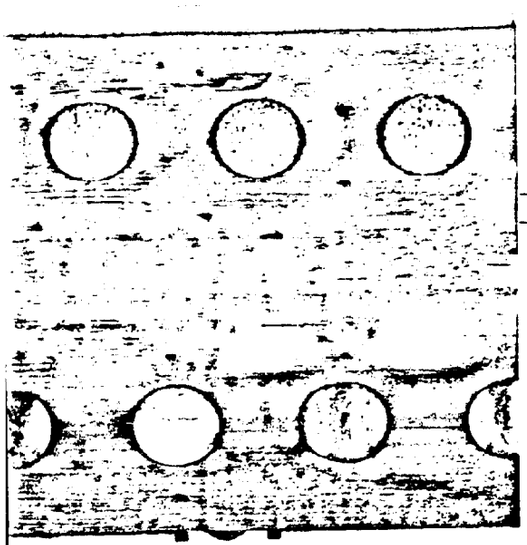
Notary Public

My Commission expires: 5/8/99



7302 12/19 0101 03CHECK 360.50





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

RECEIVED OF _____

FOR _____

BOOK 10295 PG 328

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.50
				CHECK 360.50
12/19/96	01			09:07 0001 7302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257273
IDENTIF. & REFERENCE

96 DEC 19 AM 9:07
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1099892