BOOK 10298 PG 430

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $70,500.00

Affiant

Subscribed and sworn to before me, this 20 day of December, 1996

Notary Public
My commission expires 5/8/99

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

Send Tax Bills to:
Same

Tax Information
62-13-90

8193 12/23 0101 03CHECK 269.85

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, Thomas Keith Sweeney and wife, Marie B. Sweeney, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Gregory B. Pitts and wife, Virginia N. 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 the east 200 feet of Lot No. 20 on the Geo. I Waddey's Subdivision of the W.N. Morgan, 18.25 acre tract, of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

Lot fronts 100 feet on the west side of Moss Rose Drive and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Thomas Keith Sweeney and wife, Marie B. Sweeney by deed from Leslie T. Sweeney and wife, Sadie S. Sweeney of record in Book 5820, page 384, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: 1)Taxes for the year 1997, and subsequent years, which are not yet due and payable. 2) Easement(s) to sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in instrument recorded in Book 4193, Page 465. 3)All matters shown on Plan of George I. Waddey's Subdivision of W.N. Morgan recorded in Book 843, Page 101. 4) Indebtedness secured by a deed of Trust of record in Book 4564, page 209 which has been assumed by the Grantees. 5) ~~Indebtedness secured by a Deed of Trust of record in Book 5820, page 387 which the Grantor agrees to retain financial responsibility. Grantee affirmatively does not assume this indebtedness.~~

This is improved property, located at 4111 Moss Rose Drive, Nashville, Tennessee 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), 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 my hand this 20TH day of December, 1996.

Thomas Keith Sweeney

Marie B. Sweeney

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 Thomas Keith Sweeney and Marie B. Sweeney, the bargainor(s), 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.

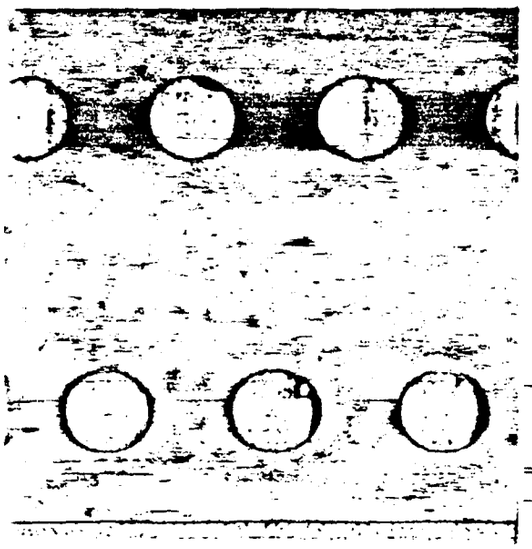
Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1996.

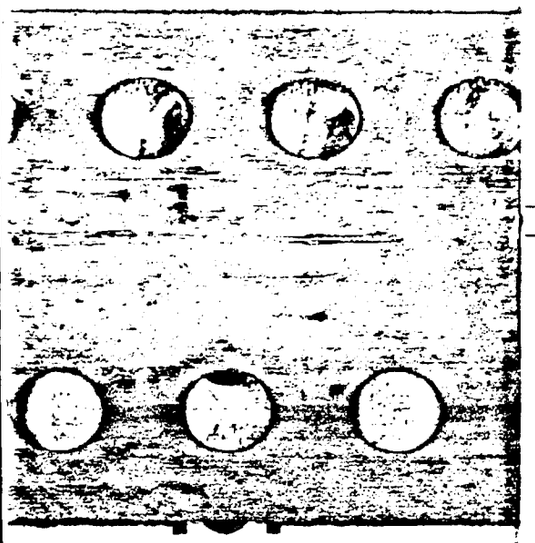
Notary Public

My Commission expires: 5/8/99

0258067
IDENTIF. ↑ REFERENCE

95 DEC 23 AM 10:15
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 70500.00
				CON TX 260.85
				PRFEE 1.00
				WDEED 8.00
				TOTAL 269.85
				CHECK 269.85
12/23/96	01			10:15 0001 8193

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0258067
IDENTIF. ↑ REFERENCE

96 DEC 23 AM 10: 15
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1100767