File box 24

BOOK 10325 PG 394

MAP: 106-14
PARCEL: 183

This Instrument Prepared
from Information Furnished
by the Parties by:
DAVID G. BOLIN, Attorney
U.S. Hwy. 41 South
Smyrna, TN 37167

NAME OF MORTGAGEE:

Capitol Mortgage Company

NAME AND ADDRESS OF NEW OWNER:

David B. Pittman & Sydney W. Pittman
2501 Wendel Way
Franklin, TN 37064

97 JAN 21 PM 3:59
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE
0265828

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

FOR AND IN CONSIDERATION of good and valuable considerations.

WE, the undersigned, JAMES C. GIBSON, single, and DEE E. FLYNN, single, have bargained and sold and do hereby transfer and convey unto DAVID B. PITTMAN and SYDNEY W. PITTMAN, their heirs and assigns, forever, our FIFTY FIVE PERCENT (55%) undivided interest in that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

> Lot No. 1, of the plan of Addition to SHARPE PARK as platted of record in Book 5200, page 246, of the Register's Office of Davidson County, Tennessee, and being a duplex located at 85-87 Lyle Lane, Nashville, Tennessee.
>
> BEING the same property conveyed to the undersigned by deed of record in Deed Book 6828, page 675, Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

[redacted]

AND, we do covenant with the said grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted.

RECORDERS MEMO
LEGIBILITY OF WRITING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

TAX

All right, title, claim and interest in and to the escrow account held in connection with the hereinbefore mentioned indebtedness, together with the existing insurance, is hereby transferred to the grantees herein.

WITNESS OUR HANDS, this 28th day of May, 1986.

James C Gibson
JAMES C. GIBSON

Dee E. Flynn
DEE E. FLYNN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named JAMES C. GIBSON and DEE E. FLYNN, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 28th, day of May, 1986.

Notary Public

My Commission Expires: 7/26/86

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

I hereby swear or affirm, that the actual consideration or the fair market value of the property transferred, whichever is greater is $-0-.

Affiant

Sworn to and subscribed before me
this 8th day of January, ~~1986.~~ 1987

Notary Public
My Commission Expires 3/22/87

6595 01/21 0101 03CHECK 8.00