Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1026

BOOK 10399 PG 706

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard D. Courtney,** and wife **Teresa A. Courtney**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Craig Andrew Pitts, and wife Amanda Cormany Pitts**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 6 on the Plan of Harpeth View Subdivision, of record in Plat Book 6900, Page 319, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard D. Courtney and wife Teresa A. Courtney, by deed of record in Book 9073, Page 647, Register's Office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

3914 04/01 0101 03

02894O8
IDENTIF. & REFERENCE

97 APR -1 PM 3:51
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 109 Harpeth View Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of March, 1997

Richard D. Courtney

Teresa A. Courtney

BOOK 10399 PG 707

State of Tennessee)
County of Davidson)

On this the 27th day of March, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Richard D. Courtney and Teresa A. Courtney**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$160,000.00**.

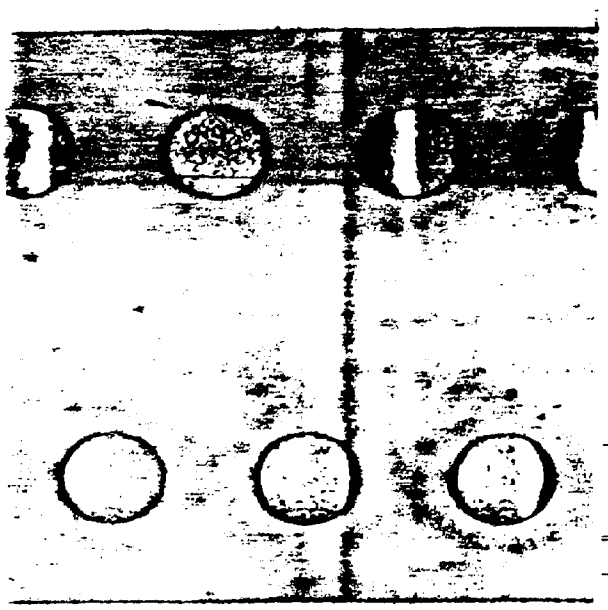
Affiant

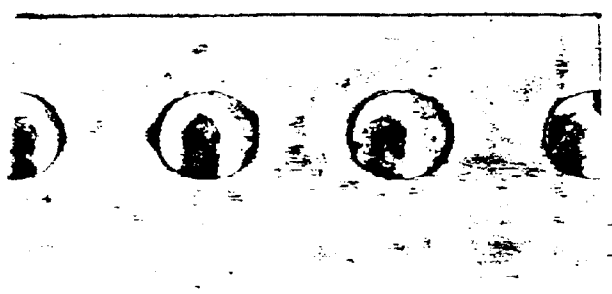
Sworn and subscribed before me on this the 27th day of March, 1997.

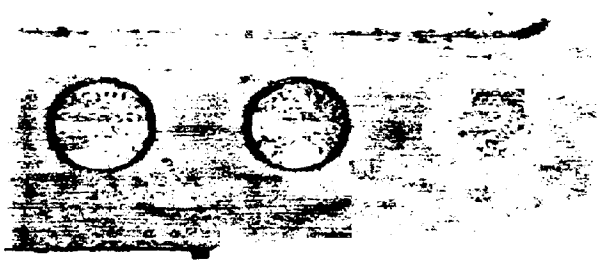
Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Craig Andrew Pitts	**NOVA Mortgage Credit Corp.**	**156-1-B-6CO**
109 Harpeth View Court	**5105 DTC Parkway, Ste 310**	
Nashville, TN 37221	**Englewood, CO 80111**	







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10399 PG 708

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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

CASH

	1:0000.00
CDN TX	592.00
PRFEE	1.00
WDEED	8.00
TOTAL	601.00
CHECK	601.00

04/01/97 01 15:52 0001 3914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289408

IDENTIF. ↑ REFERENCE

97 APR -1 PM 3:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1134185