BOOK 11005 PAGE 985

ADDRESS NEW OWNERS and
SEND TAX BILLS:
Bobby K. Pentecost, Jr. and
Vickie A. Pentecost
116 E. Due West Avenue
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
51 - 8 - 157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GREGORY B. PITTS and wife, VIRGINIA N. PITTS, hereinafter called GRANTORS, have this day bargained and sold and by these presents do transfer and convey to BOBBY K. PENTECOST, JR. and VICKIE A. PENTECOST, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee being all of Lot No. 9 on the plan of Section One, Morningside Heights as of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory B. Pitts and wife, Virginia N. Pitts by deed of record in Book 9659, Page 655, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 1334, Page 345, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities of record.

Subject to all matters shown on the above referenced plat and to restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 30TH day of June, 1998.

GREGORY B. PITTS

VIRGINIA N. PITTS

98 JUL -6 AM 9:02

0458625

PICK-UP

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, GREGORY B. PITTS and wife, VIRGINIA N. PITTS, the within named bargainors 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 at office this 30TH day of June, 1998.

NOTARY PUBLIC

My Commission Expires:

Nov 24, 2001

9440 07/06 0101 03CHECK 307.00

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 80,000.00 .

AFFIANT

Subscribed to and sworn before me, this the 30TH day of June, 1998.

NOTARY PUBLIC

My Commission Expires:

Nov. 24, 2001

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 307.00
CHECK 307.00

07/06/98 01 09:02 0001 9440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458625
IDENTIF. # REFERENCE

98 JUL -6 AM 9:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1315204