PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

File Box 9B
First Title & Escrow Co.

16415

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Attorney
2000 Richard Jones Road #110
Nashville, TN 37215

BOOK 11479 PG. 48

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gwenith Christine Marcou (NAME)	Regions Mortgage, Inc. (NAME)	Map 118-14
3607 Robin Road (STREET ADDRESS OR ROUTE NUMBER)	605 South Perry Street (STREET ADDRESS)	Parcel 22
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Montgomery, AL 36401 (CITY) (STATE) (ZIP)	F.B. OH 7265

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BOBBY LEE PITTS, JR. AND WIFE, JULIE LLANELLE MINHINNETTE PITTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GWENITH CHRISTINE MARCOU, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Marengo Park - Section "C" as of record in Plat Book 1130, page 21, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bobby Lee Pitts, Jr. and Julie Llanelle Minhinnette, as joint tenants with rights of survivorship by deed from Jeff Rader a/k/a Jeffrey K. Rader, unmarried of record in Book 9376, page 283, said Register's Office. The said Bobby Lee Pitts, Jr. and Julie Llanelle Minhinnette having since married.

This conveyance is made subject to: (1) 1999 taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 21, said Register's Office.

MTG 05/14 CIC CMP TK $55.00

05870047

ALL PLATS REFERENCE

99 MAY 14 AM 10:40

unimproved ( )
This is improved (X) property, known as 3607 Robin Road, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of April, 1999

Bobby Lee Pitts, Jr.
BOBBY LEE PITTS, JR.

Julie Llanelle Minhinnette Pitts
JULIE LLANELLE MINHINNETTE PITTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY LEE PITTS, JR. AND WIFE, JULIE LLANELLE MINHINNETTE PITTS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of April, 1999.

My commission expires _____ Notary Public _____

GEORGE F. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 11479 PG. 49

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1999.

MY COMMISSION EXPIRES: 9/28/2002 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BOBBY LEE PITTS, JR. AND WIFE, JULIE LLANELLE MINHINNETTE PITTS

TO

GWENITH CHRISTINE MARCOU

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11479 PG. 50

0587047

IDENTIFICATION/REFERENCE

99 MAY 14 AM 10:40

CAPT	
	175000.00
CON TX	647.50
REFEE	1.00
UDEE	3.00
CFEE	2.00
TOTAL	658.50
CHECK	658.50

05/14/99 CA 10:43 3001 6130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460763