This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Helen J. Powers
305 Bristol Mountain Court
Antioch, TN 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 25-4
PARCEL 56
GO-15839

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John Pitt and wife, Jane Pitt hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Helen J. Powers, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

4145 06/28 0101 03CHECK 165.19

BEING Lot No. 16, on the Plan of Franklin Heights Subdivision, of record in Plat Book 2083, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John and Jane Pitt by deed from Nannie Belle Cole Lyell and husband, Charles W. Lyell of record in Book 7531, Page 373, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2083, Page 91 and Book 2278, Page 409, and such easements and setback lines of record in Plat Book 2083, Page 91, said Register's Office. Taxes for 1999 have been pro-rated and assumed by Grantee(s).

This is improved property known as 245 McCoin Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Helen J. Powers, her heirs and assigns, forever; and we, John Pitt and wife, Jane Pitt do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of June, 1999.

John Pitt

Jane Pitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Pitt and wife, Jane Pitt 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 within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,754.13.

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

0603918
RECEIVED FOR REFERENCE
99 JUN 25 AM 10:19

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11542 PAGE 936

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

06039918

REFERENCE

99 JUN 25 AM 10:50

CAMT 42754.13
CON TX 158.19
PRFEE 1.00
WHEED 8.00
CFEE 2.00
TOTAL 169.19
CHECK 169.19

06/25/99 01 10:55 0001 4145

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482651