PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (gj) Title No: 41265
Dav. Co. File: Box 8

RECORD AND RETURN TO:
EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE SUITE C
GOODLETTSVILLE, TN 37072

BOOK 11746 PAGE 847

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
JAMES AND WENDY LEUTGENS 1708 GREEN HILLS DRIVE NASHVILLE, TENNESSEE 37215	CITIZENS BANK 130 S. BROAD STREET NEW TAZEWELL, TENNESSEE 37825

TAX MAP-PARCEL NUMBERS: 117-15-142

06584773
99 DEC 19 AM 11:19

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 **Bobby L. Pitts and spouse, Julie Pitts,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto James Leutgens and Wendy Leutgens, married, 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. 12 on the Plan of Green Hills Subdivision No. 2 of record in Book 547, page 139, Register's Office for said County.

SAID Lot No. 12 fronts 75 feet on the northerly margin of Green Hills Drive, formerly Avenue, and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Bobby L. Pitts, Jr., and spouse Julie Pitts by deed from Mark D. Ward, Sr., and spouse Cheryl L. Ward of record in Book 11458, page 881, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; All matters shown on the Plan of record in Book 547, page 139, said Register's Office.

This is improved property, known as: 1708 Green Hills Drive, Nashville, TN 37215,

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

11/99 0001 02DEC 963.75

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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.

WITNESS THE EXECUTION HEREOF on October 1, 1999.

Bobby L. Pitts
Bobby L. Pitts

Julie Pitts
Julie Pitts

State of TN
County of DAV

On 10-1, 1999, before me the undersigned authority, personally appeared Bobby L. Pitts and Julie Pitts, 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: 1-29-2000

State of Tennessee
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 257,500.00

Affiant

Sworn and subscribed before me on October 1, 1999.

Notary Public

My Commission Expires: 7-28-2002

TAMMY HURST HONEYCUTT NOTARY PUBLIC DAVIDSON COUNTY, TN
My Commission Expires July 28, 2002

Wldoc: Deed Wty QDoc

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11746 PAGE 849

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

06584473

99 NOV 18 AM 11:19

CAMT
257500.00
CON TX 952.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 963.75
CHECK 963.75

11/18/99 01 11:20 0001 2469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540129