Box 486

PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Instr:200007060066795 Page: 1 OF 2
REC'D FOR REC 07/06/2000 8:51:29AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $4255.00

Map & Parcel No.: 146-6-21

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **June, 2000** between **George B. Richey, an unmarried man** , GRANTOR, and **Ronald E. Pitkin and wife, Julia M. Pitkin** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot Three (3) on the map of FRANKLIN ROAD ESTATES, of record in Book 1130, page 58, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Franklin Pike at the corner of Lots 3 and 4; thence with the line between said lots, easterly 671 feet to a point; thence northerly 200 feet to the south margin of a 50 foot drive; thence with the margin of same, westerly 651.4 feet to the beginning on a curve; thence around said curve southwesterly 29.5 feet to the east margin of Franklin Pike; thence with the margin of the same, southerly 200.8 feet to the POINT OF BEGINNING.

Being the same property conveyed to George Richey and wife, Tammy Wynette Richey, by deed from Nationsbank of Tennessee, a Tennessee banking corporation, formerly known as Sovran Bank/Central South, of record in Book 8618, page 408, Register's Office for Davidson County, Tennessee. The said Tammy Wynette Richey having since died.

Tract No. 2:

Beginning at a pin in the northwest corner of Lot No. 3 on the Map of Franklin Road Estates, as of record in Book 1130, page 58, Register's Office for Davidson County, Tennessee, then northwardly along the easterly margin of Franklin Pike to a point that is in a line 1 foot north of and parallel to an existing iron fence erected by the Grantee, thence eastwardly on that line parallel to and 1 foot north of such fence to a point on a line connecting the southeast corner of Lot No. 2 on the Map of Franklin Road Estates and the northeast corner of said Lot No. 3, thence southwardly along said connecting line to a pin in the northeast corner of said Lot 3, thence westwardly 650.94 feet along the northerly line of said Lot 3 to the point of beginning.

Being the same property conveyed to George Richey by quitclaim deeds from the Trustees of the Judson Baptist Church of record in Book 11714, page 491, said Register's Office.

The legal description contained hereinabove is identical to the legal description contained in the previous deed of record.

This conveyance is made subject to: (1) The 2000 property taxes which have been prorated, Grantees to pay; (2) All matters shown on the plan of record in Book 1130, page 58, said Register's Office; (3) Easement for water line of record in Book 3981, page 876, said Register's Office; and, (4) title that portion of the realty embraced within the bounds of any streets, roads or highways.

George B. Richey, George Richey, George B. Richardson are one and the same person.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

George B. Richey
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **George B. Richey, an unmarried man** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **June, 2000.**

Notary Public

My Commission Expires:_____

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

Name and Address of Property Owner:

Ronald E. Pitkin and Julia M. Pitkin
4916 Franklin Pike
Nashville, TN 37220

Property Address:

4916 Franklin Pike
Nashville, TN 37220

Person Responsible for Taxes:

Same

_____

_____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$1,150,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Julia M. Pitkin
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **June, 2000.**

HOUSCH NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 9/29/01