(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES: 8-16-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Chapman (NAME)	Franklin National Bank (NAME)	
231 Morton Avenue (ADDRESS)	230 Public Square (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Franklin, Tennessee 37064 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gregory B. Pitts and wife, Virginia N. Pitts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISA CHAPMAN, UNMARRIED

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

Certain property in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 45 on the Plan of the William Lee Subdivision of the Roth Property, of record in Plat Book 1130, page 67, Register's Office for Davidson County, Tennessee, to which plan is made for a more complete description.

Being the same property conveyed to Gregory B. Pitts and wife, Virginia N. Pitts, by deed from Lena W. Fathera, of record in Book 9938, page 878, Register's Office of Davidson County, Tennessee.

2000 Metropolitan Davidson County Taxes constitute a lien against said property, but are not yet due and payable. Map 119-14-0, Parcel 238.00. Said taxes being prorated and payment of same being assumned by the Grantee.

The Plan of record in Book 1130, page 67, said Register's Office.

Instr:200008250084224 Page: 1 OF 2
REC'D FOR REC 08/25/2000 2:30:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $473.60

unimproved ( )
This is improved (X) property, known as 231 Morton Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 21st day of August, 2000

Gregory B. Pitts
By: Gregory B. Pitts
Virginia N. Pitts, Attorney-in-fact

Virginia N. Pitts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Gregory B. Pitts and~~ wife, Virginia N. Pitts

yhf

the bargainor s, 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 and official seal at Franklin, Tennessee, this 21st day of August, 2000.

Commission expires 6-16-04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Virginia N. Pitts, Attorney-In-Fact for Gregory B. Pitts the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-In-Fact for the said Gregory B. Pitts, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Book 9530, page 54, Register's Office of Williamson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, on this the 18th day of August, 2000.

(SEAL)

Notary Public

My Commission Expires: 6-16-04