This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
GREGORY B. PITTS

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
FL2-001-01-10, 830 North Central Avenue
St. Petersburg, FL 33701

MAP	**83**
GROUP	**8**
PARCEL	**63.00**

Davidson County DEEDWARR
Recvd: 01/10/01 13:37 2pgs
Fees:11.00 Taxes:301.55
20010110-0003220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RALPH A. EDWARDS** hereinafter called the GRANTOR, bargained and sold, and by these presents, transfer and convey unto **GREGORY B. PITTS and wife, VIRGINIA N. PITTS,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Not No. 243 on the Plan of Eastland Acres, Section 6, of record in Book 2330, Page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to RALPH A. EDWARDS by deed from Secretary of Houisng and Urban Developmemt dated January 8, 2001 , of record in Instr: 20010110000 3219 , Register's Office for Davidson County, Tennessee.

This is improved property known as 913 Dalebrook Lake, Nashville, Tennessee 37206.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. 2000 County Taxes in the amount of $1,102.40 are paid. 2001 and subsequent years are a lien, but are not yet due and payable.

2. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et seq.

3. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 2330, Page 129, Register's Office for Davidson County, Tennessee.

4. Subject to Plan of Record in Plat Book 2330, Page 129, Register's Office for Davidson County, Tennessee.

5. Subject to all Homeowner Association dues and/or fees, if any, of record in Register's Office for Davidson County, Tennessee.

6. Survey and Plat set out a 10 foot Public Utility Easement along the rear lot line. Survey and Plat set out a 2.5 foot by 20 foot Anchor Easement at southwesterly lot corner. Survey and Plat set out an Overhang Easement at the northwesterly portion of the lot. Restrictive

Covenants of record in Book 2697, Page 309, Register's Office for Davidson County, Tennessee. Survey and Plat set out a 100 foot Minimum Building setback line from Dalebrook Lane.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind himself his 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.

WITNESS my hand this the 8th day of January, 2001.

Ralph A. Edwards
RALPH A. EDWARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **RALPH A. EDWARDS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of January, 2001.

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.
My Commission Expires September 13, 2003

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $81,500.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of January, 2001.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.
My Commission Expires September 13, 2003