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HA

STATE OF TENNESSEE )
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer
or value of property (whichever is greater)
is $82,500.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31st day of August, 2001

Notary Public
My Commission Expires: 1/29/05

RODERICK J. NAVIN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:
Sher Powers
1706 Lillian Street
Nashville, TN 37206

SEND TAX BILL TO:
SAME

Davidson County DEEDWARR
Recvd: 09/04/01 13:05 3pgs
Fees:18.00 Taxes:305.25

20010904-0095296

MAP 52-1
PARCEL 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gregory B. Pitts and wife Virginia N. Pitts, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Sher Powers, hereinafter the GRANTEE(S), her successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 341 Neelys Bend Road Madison, TN 37115.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1)City and/or County Taxes for the year 2001 and subsequent years: A lien, not yet due or payable.

2)All matters as shown on the plat of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 31st day of August, 2001

GRANTOR:

Gregory B. Pitts

Virginia N. Pitts

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Gregory B. Pitts and Virginia N. Pitts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 2001

Notary Public

My Commission Expires: 1/29/05



**EXHIBIT "A"**
**PROPERTY DESCRIPTION**

Land in Davidson County, Tennessee, being Lot No 20 Block "A", on the plan of Crittenden Estates, of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being part of the same property conveyed to Gregory B. Pitts and wife, Virginia N. Pitts by deed from Doris G. Herndon of record in Book 10166, page 90, Register's Office for Davidson County, Tennessee.