Box 44 ALS

**THIS INSTRUMENT PREPARED BY:**
**Wesley D. Turner**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
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Davidson County DEEDWARR
Recvd: 11/26/01 16:13 2pgs
Fees:13.01 Taxes:703.00
20011126-0128704

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Ellen P. Mayo
**Affiant**

Subscribed and sworn to before me, this 21st day of November, 2001.

Notary Public

My Commission Expires: 3-24-05

Address New Owner As Follows:
John P. Mayo and
Ellen P. Mayo
4316 Esteswood Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
130-8-125
Field Book No. 44795

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **T.I. PITTS AND WIFE, NANCY LEE PITTS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN P. MAYO AND WIFE, ELLEN P. MAYO**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 123 feet of the westerly 170 feet of Lot No. 11 on the Plan of the unrecorded portion of Westhaven, described partly according to a survey made by Z.J. Wilkinson, Surveyor, January 29, 1938, as follows:

Beginning on the southerly margin of Trimble Road at the northwest corner of the property conveyed to James Arthur Cogswell and wife by deed from A.B. Cotton and wife, of record in Book 3311, page 199, Register's Office for said County; thence with said Cogswell's western boundary line, southerly 326.5 feet, more or less, to a point in the line between Lot Nos. 11 and 17; thence with the line between said two lots, westerly 123 feet; thence northerly 335 feet, more or less, to the southerly margin of Trimble Road; thence with the same, easterly 123 feet to the beginning.

Being the same property conveyed to T.I. Pitts and wife, Nancy Lee Pitts, by deed from Joseph A. McGrorty and wife, Eleanor C. McGrorty, of record in Book 6929, page 236, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4319, page 963, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 1129, page 121, Register's Office for Davidson County, Tennessee.

3. Easement for public utilites and water mains in Book 1639, page 71, Register's Office for Davidson County, Tennessee.

This is improved property known as 3705 Trimble Road, 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 21st day of November, 2001.

X _____
T.I. Pitts

X _____
Nancy Lee Pitts

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **T.I. PITTS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 21st day of November, 2001.

_____
Notary Public

My Commission Expires: Sept. 24, 2005

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY LEE PITTS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 21st day of November, 2001.

_____
Notary Public

My Commission Expires: Sept. 24, 2005