THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
Afshin Yazdian, Esq.
2834 Azalea Place
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 12/05/01 15:49 2pgs
Fees:13.00 Taxes:647.50
20011205-0134199

ADDRESS NEW OWNER AS FOLLOWS:
Adam Cohen
5117 W. Oak Highlands Drive
Antioch, TN. 37013

SEND TAX BILLS TO:
Franklin Mortgage Funding
25800 Northwestern Hwy, Ste 875
Southfield, MI. 48075

MAP-PARCEL NOS.
Map No. 173
Group 04A
Parcel No. 120

**WARRANTY DEED**

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Richard A. Pitto and wife, Susan A. Pitto**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adam Cohen and wife, Vikki Cohen**, hereinafter called the Grantee, their heirs, representatives and assigns, certain land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 120 on the Plan of OAK HIGHLANDS, PHASE ONE, a Planned Unit Development, of record in Plat Book 6900, pages 432-435, and amended in Plat Book 8037, page 362, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Richard A. Pitto and wife, Susan A. Pitto, by deed from Fred Yazdian, of record in Book 9656, page 418, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 5117 W. Oak Highlands Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20th day of November, 2001.

Richard A. Pitto

Susan A. Pitto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Christopher M. Corriveau, Richard A. Pitto and Susan A. Pitto, the within named bargainor, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and official seal, this 20th day of November, 2001.

C.M. Corr

NOTARY PUBLIC

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: June 18th 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this
20th day of November, 2001.

C.M. Corr

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

My commission expires: June 18th 2005