WARRANTY DEED

JAKE CRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 180,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF July, 2002
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Greg Pitts~~ Gregory B. Pitts (NAME)	~~New Owners~~ Gregory Pitts (NAME)	MAP 62-9
3628 Brush Hill Rd. (ADDRESS)	PO Box 160591 (ADDRESS)	PARCEL 12
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37216 (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, Estate of Mary H. Holbrook, By: Ricky Harrell Bullock, Executor, and Ricky Harrell Bullock, Individually *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Greg~~ Gregory B Pitts and wife, Virginia Pitts

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:

Property located at: 3628 Brush Hill Rd, Davidson County, Nashville, TN 37216
AND:

BEING the southerly parts of Lots Nos. 24, 25, and 26, on the Map of River Wood Subdivision of record in Book 547, Page 62, Register's Office for said County, described as follows:

BEGINNING at a point at the northeasterly margin of Brush Hill Road and an unnamed 30-foot Avenue which was closed by an instrument of record in Book 819, Page 684, said Register's Office being the southwest corner of Lot No. 26, thence along the westerly margin of Brush Hill Road north 24-1/2° West 120 feet, more or less, to the southwest corner of the land conveyed to E. H. Fletcher, and wife, by deed from James M. Pedigo, and wife, of record in Book 873, Page 526, said Register's Office; thence along Fletcher's southerly line North 69-3/4° East 395 feet, more or less, to the easterly line of Lot No. 24 thence with the line of the same South 46-1/2° East 161-1/4 feet, more or les to the southeast corner of said Lot in the North margin of said 30-foot Avenue now closed; thence with the margin of said Avenue as closed, South 72° West 460 feet to the point of beginning.

Being the same property conveyed to Mary Jo. Holbrook by deed dated 07-23-85, from Billie Jean Tune, administratrix DBN of the Estate of Paul Holbrook, deceased, filed for record on 07-30-85, in Book 6617, page 426, Register's Office for Davidson County, Tennessee. ***

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 3628 Brush Hill Rd., Nashville, TN 37216 *
(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 17th day of July, 2002

Ricky Bullock EXECUTOR
Ricky Bullock, Executor

Ricky Bullock, Individually
Ricky Bullock, Individually

Davidson County DEEDWARR
Recvd: 07/19/02 09:38 2pgs
Fees:13.00 Taxes:666.00

20020719-0087065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within Estate of Mary H. Holbrook, By: Ricky Harrell Bullock, Executor, and Ricky Harrell Bullock, Individually

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 Goodlettsville, Tennessee this 17th day of July 2002.

Commission expires

Notary Public

My Commission Expires MAY 28, 2006

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

***The said Mary J. Holbrook having since died July 14, 2000. Ricky Harrell Bullock being Executor of the Estate of Mary J. Holbrook.