WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/02 10:42 2pgs
Fees:13.00 Taxes:1467.05

20021105-0135612

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 396,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October 2002

Notary Public

MY COMMISSION EXPIRES: 5/26/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan M. Frankum (NAME)	NEW OWNER (NAME)	MAP 130-7
804 Westview Avenue (ADDRESS)	(ADDRESS)	PARCEL 31
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(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, James Kenneth Pitts and wife, Julia A. Pitts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan M. Frankum and wife, Meredith Frankum

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:

Being Lots 11 and 12 on the Map of Bransford Realty Company's Subdivision of Lots 57, 58, 60, 61, 63 and 65 in the new Golf Club Addition as of record in Book 421, page 149, Register's Office for said County.

Said Lots 11 and 12 adjoin and front together 100 feet on the easterly side of West View, formerly Highland Avenue and run back on the north line of Lot No. 11, 264 feet and on the south line of Lot 12, 261.6 feet to a dead line.

Being the same property conveyed to James Kenneth Pitts by deed from J. M. Miller and wife, Fannie Mae Miller of record in Book 5088, page 859, and by Deed of Correction of record in Book 5896, page 59, Register's Office for Davidson County, TN.

Julia A. Pitts joins in this conveyance to convey any interest she may have as the wife of James Kenneth Pitts.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, page 149, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 804 Westview Avenue, Nashville, TN 37205
(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 31st day of October, 2002

James Kenneth Pitts

Julia A. Pitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Kenneth Pitts and wife, Julia A. Pitts

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 Nashville, Tennessee, this 31st day of October, 2002.

Commission expires 1/25/05

Notary Public

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