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Box 36

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $880,000.00. Affiant Subscribed and sworn to before me this 31st day of October, 2002. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. GEORGE E. MUDTER

My Commission Expires September 25, 2004

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19477

Davidson County DEEDWARR
Recvd: 11/06/02 15:29 2pgs
Fees:13.00 Taxes:3256.00

20021106-0136792

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. RONALD E. PITKIN 2104 Hampton Avenue Nashville, Tennessee 37215	same	MAP 117-7 PAR 12 FB 7DA23985

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEAN S. DAVIS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RONALD E. PITKIN AND WIFE, JULIA M. PITKIN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2104 Hampton Avenue, Nashville, Tennessee 37215.

George William Davis, spouse of Jean S. Davis, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Jean S. Davis.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2002.

JEAN S. DAVIS

GEORGE WILLIAM DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JEAN S. DAVIS AND GEORGE WILLIAM DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. GEORGE E. MUDTER

My Commission Expires: _____

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 40 on the Plat of Hillsboro Heights, not of record, described according to a copy of a survey thereof made by W. B. Southgate, Engineer in May, 1910, as follows:

Beginning at a point in the northerly margin of Hampton Avenue 130.3 feet west of the westerly margin of Hillsboro Road; thence with the margin of Hampton Avenue westerly 130 feet to a point at the southeast corner of the property conveyed to William Henry Quarles by deed of record in Book 1058, page 442; thence along Quarles east line northerly 336.5 feet to the south line of the property conveyed to Thomas Hugh Young, Jr. as of record in Book 833, page 189; thence along Young's south line easterly 130 feet to a point, which is 134 feet more or less west of the west margin of Hillsboro Road; thence southerly 336 feet more or less to the north margin of Hampton Avenue, the point of beginning.

Being the same property conveyed to Jean S. Davis by quitclaim deed from William H. Lassiter, Jr., Trustee of record in Book 6728, page 353, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 1142, page 547; and (2) Easements of record in Book 4083, page 975.