FILE NUMBER
225623@

| This Instrument Prepared By: | Owner: | Send Tax Bills To: |
|---|---|---|
| R. W. Hardison, Attorney at Law<br>506 N. High Street<br>Post Office Box 1967<br>Columbia, TN 38401 | Julia Anderson Pitts<br>108 Westerly Drive<br>Nashville, Tennessee 37221 | Julia Anderson Pitts<br>108 Westerly Drive<br>Nashville, Tennessee 37221 |

# GENERAL WARRANTY DEED

This indenture is made and entered into this 27 day of November, 2002 between Leslie Johnson (hereinafter referred to as "GRANTOR") and Julia Anderson Pitts (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in Davidson County, Tennessee and being more particularly described as follows:

Unit 108 of the Willow Pointe Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6772, Page 257 and plat of Willow Pointe Condominiums set forth as Exhibit "A" of said Master Deed, for more complete identification and description of said Unit in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the condominium common area.

BEING the same property conveyed to Leslie Johnson by instrument of record in Book 11610 at page 901 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 19-142.07-0A-108.00-CO

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Davidson County DEEDWARR
Recvd: 12/04/02 09:17 2pgs
Fees:13.00 Taxes:395.90
20021204-0149016

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Leslie Johnson

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, Regina E. Johnson, a Notary Public in and for the aforesaid state and county, personally appeared Leslie Johnson, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 27th day of November, 2002.

NOTARY PUBLIC
Commission Expires: 05/30/2004

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $107,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF November, 2002.

*SEAL*

NOTARY PUBLIC
COMMISSION EXPIRES: 05/30/04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004