PLEASE RETURN TO:

TITLE CONNECTION, INC.
761 OLD HICKORY BLVD., #103
BRENTWOOD, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: GJ Title No: 44051

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth D. Pitts R. Jason Pitts 4759 Timberhill Drive Nashville, Tennessee 37211	Americas Wholesal Lender P.O Box 10212 Van Nuys Ca 91410

TAX MAP-PARCEL NUMBERS: 146-04-076

Davidson County DEEDWARR
Recvd: 04/02/03 11:28 3pgs
Fees:18.00 Taxes:693.75
20030402-0043434

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Palmisano, unmarried and Alisa Palmisano, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth D. Pitts and spouse, R. Jason Pitts** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 747 on the Plan of Caldwell Hall, Section 11 of record in Book 3300, page 54, Register's Office for said County.

Said Lot No. 747 fronts 83.42 feet on the westerly margin of Timberhill Drive and extends back 203.00 feet on the northerly lines and 179.5 feet on the southerly line to a dead line in the rear, measuring 89.79 feet thereon.

Being the same property conveyed to Peter Palmisano and Alisa Palmisano by deed from Kelli B. Summers and mark D. Summers of record in Doc. No. 20010629-0068956, Register's Office for Davidson County. Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 54, said Register's Office, which Plan shows a 30 foot minimum building setback line from Timberhill Drive, and an easement for public utility and drainage purposes along the southerly and rear line(s) and a sewer easement located on the northeasterly corner of said lot; A 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot.

This instrument is executed on behalf of Peter Palmisano by Alisa Palmisano as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 4759 Timberhill Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of November, 2002 .

Peter Palmisano By:Alisa Palmisano, Atty-in-Fact

Alisa Palmisano

State of TENNESSEE
County of DAVIDSON

On this 14th day of November, 2002 , before me the undersigned authority, personally appeared **R. Jason Pitts** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires [illegible]03

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $187,500.00

Affiant

Sworn and subscribed before me this 14th day of November, 2002

My Commission Expires: _____

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMM. EXP. 8/30/05

Notary Public

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 , **Alisa Palmisano** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Peter Palmisano** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2002

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:_____

My Commission Expires MAY 28, 2003

EXHIBIT "A"
To
Warranty Deed

FROM: Peter Palmisano and Alisa Palmisano

TO: Elizabeth D. Pitts and spouse, R. Jason Pitts

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Alisa Palmisano, Affiant

Sworn to and subscribed before me this
14th day of November, 2002.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:_____

My Commission Expires MAY 28, 2003