BOX 2

Davidson County DEEDWARR
Recvd: 10/23/03 15:53 2pgs
Fees:13.00 Taxes:207.20

20031023-0157098

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42505**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$56,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 22ND DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
GEORGE DEGERBERG		**105-7-252**
~~555 Hamilton Avenue~~ 1700 Cedar Lane	New Owner	**6DA 19830**
Nashville, Tennessee~~37203~~ 37212		

FOR AND IN 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, SHERRY STEWART, Unmarried, and WHITNEY M. LOYD and husband, ANDREW PITTS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE DEGERBERG**

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being part of Block 6 on the Map of Hamilton's Subdivision, as of record in Minute Book 1, page 97, County Court for said County, being the westerly 49 feet of Lot No. 25 and the easterly 2 feet of Lot No. 26, on the unrecorded Subdivision of said block 6, described according to a survey made by E. R. Southgate, Surveyor, July _____, 1945 as follows:

Beginning on the southerly margin of Hamilton Street at a point 169 feet 3 inches east of the southeast corner of said Street and Martin Street; thence with the southerly margin of Hamilton Street Eastwardly 51 feet; thence southerly margin of Hamilton Street Eastwardly 51 feet; thence southerly 167 feet 6 inches to the northerly margin of an alley; thence with said alley westwardly 51 feet; thence northwardly 167 feet 6 inches to the beginning.

Being the same property conveyed to Sherry Stewart and Whitney M. Lloyd by Quitclaim Deed from Nancy Lawson, of record in Instrument Number 20030311-0032295, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Sherry Stewart, Whitney M. Loyd and Nancy Lawson, as tenants in common, by deed from Jessie M. McNeely, Jr., of record in Instrument Number 20020913-0111923, Register's Office for Davidson County, Tennessee. The said Andrew Pitts, husband of Whitney M. Lloyd, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved
This is Improved (X) 555 Hamilton Avenue, Nashville, Tennessee 37203

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 hands this 22nd day of October, 2003.

SHERRY STEWART

Whitney M. Lloyd Pitts

WHITNEY M. LLOYD

ANDREW 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 SHERRY STEWART and WHITNEY M. LOYD and husband, ANDREW PITTS, the bargainors, 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 the 22 day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2004

