BOX #14A
G#16777-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/03 12:44 2pgs
Fees:13.00 Taxes:1365.30
20031230-0183819

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
22nd DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Richard G. Theobald	Hogan Financial Services, Inc.	MAP 104-11-0
(NAME)	(NAME)	
2104 Natchez Trace	11851 Mason Montgomery Road	PARCEL 224.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Cincinnati, OH 45249	[FB #24W-04206]
(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 R. Pitt and wife, Katherine F. Pitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard G. Theobald, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 75 and the northerly 5 feet of Lot No. 76 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 75 and part of Lot No. 76 front 60 feet on the easterly margin of Natchez Trace and runs back 180 feet on the northerly and southerly lines to a line in the rear measuring 60.00 feet thereon.

BEING the same property conveyed to James R. Pitt and wife, Katherine F. Pitt, by Warranty Deed dated July 29, 1996, from Douglas Bruce Green and wife, Dianne R. Green, of record in Book 10137, Page 162, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantors herein.

unimproved ( )
This is improved (X) property, known as 2104 Natchez Trace, Nashville, TN 37212
(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 22nd day of December, 2003

James R. Pitt

Katherine F. Pitt

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 R. Pitt and wife, Katherine F. Pitt

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 22nd day of December, 2003

Commission expires 5/30/07

Notary Public

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE Comm. Expires 05/30/07

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, a _____, 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 _____, 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