File #[redacted]0229

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,700.00.

Virginia Pitts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2004.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd F. Stringer and Stacy L. Ferguson	Mortgage Lenders Network, USA, Inc.	Map: 94-02-116
(NAME) 1811 Eastside Avenue	(NAME) 213 Court Street Middlesex Corp. Ctr, 11th Fl	Parcel:
(ADDRESS) Nashville TN 37206	(ADDRESS) Middletown, CT 06457	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **GREG PITTS AND WIFE VIRGINIA PITTS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TODD F. STRINGER, UNMARRIED, AND STACY L. FERGUSON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 all of Lot No. 117, on the Plan of United Electric Railway Addition to Nashville, as shown by plat appearing of record in Plat Book 161, Page 8, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made and being more particularly described as follows:

Said Lot No. 117 fronts 50 feet on the northerly side of East Side, formerly Ashworth Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Grand Canyon Properties, LLC by Quitclaim Deed of record in Book 11277, Page 353, and being further conveyed to Greg and Virginia Pitts by Quitclaim Deed dated August 21, 2001 of record in Instrument No. 20010806-0083971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Easement for Sewer to City of Nashville of record in Book 1149, Page 649; Easement of record in Book 2694, Page 207; any and all matters shown on plat of record in Plat Book 161, Page 8; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1811 Eastside Avenue, Nashville, TN 37206
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 5th day of January, 2004.

Greg Pitts

Virginia Pitts

Davidson County DEEDWARR
Recvd: 01/07/04 12:25 2pgs
Fees:13.00 Taxes:339.29
20040107-0002624

STATE OF Tennessee

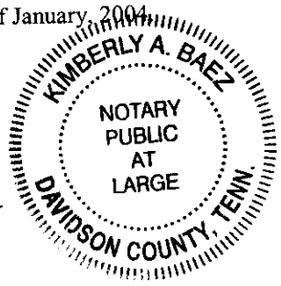
COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Greg Pitts and Virginia Pitts who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of January, 2004.

Kimberly A. Baez

Notary Public



My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075