PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 45337
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/17/04 10:13 2pgs
Fees:13.00 Taxes:647.50
20040217-0017872

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher Corby 7661 Charlotte Pike Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey W. Pitcher**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Corby, married** 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 part of Block 35 on the Map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County and described according to a copy of a survey thereof made by S.R. Sanford, Jr., Surveyor, June 21, 1947, as follows:

Beginning at a point in the north margin of Nevada Avenue, 62 feet west of the westerly margin of 49th Avenue North; thence northerly parallel to the westerly margin of 49th Avenue North 120 feet to a point; thence westerly parallel to the north margin of Nevada Avenue, 38 feet to a point; thence northerly parallel to the westerly margin of 49th Avenue North, 60 feet to the south margin of an alley; thence westerly 20 feet to a point; thence southerly parallel to the westerly margin of 49th Avenue North, 180 feet to the north margin of Nevada Avenue; thence with the margin of the same easterly 58 feet to the point of beginning.

Being the same property conveyed to Jeffrey W. Pitcher and spouse Corina Cobey Pitcher by deed from Howard R. Knapp and spouse, Brenda B. Knapp of record in Book 8280, page 646, said Register's Office. By Quitclaim Deed of record in Book 9013, page 887 Register's Office for said County, subject property was conveyed to Jeffrey W. Pitcher, unmarried.

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 2004, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 103, said Register's Office.

This is improved property, known as: 4902 Nevada Ave., Nashville, Tennessee 37209

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 10th day of February, 2004.

Jeffrey W. Pitcher

State of TENNESSEE
County of DAVIDSON

On this 10th day of February, 2004 , before me the undersigned authority, personally appeared Jeffrey W. Pitcher , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Sworn and subscribed before me this the 10th day of February, 2004

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.