Davidson County DEEDWARR
Recvd: 06/25/04 15:36 2pgs
Fees:13.00 Taxes:53.65

20040625-0075955

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Charles Crawford	New Owner	Map 83-1
1616 Lillian Street		Parcel 297
Nashville, TN 37206		26b 11992

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gregory B. Pitts and wife, Virginia N. Pitts** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Charles Crawford, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Wilson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of John W. Love's Subdivision of Greenwood, of record in Book 332, page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the southerly side of McKennie Avenue, sometimes called McKinney Avenue, and runs back 179.5 feet on the easterly line, 176.8 feet on the westerly line, to an alley on which it measures 50 feet.

Being the same property conveyed to Gregory B. Pitts and wife, Virginia N. Pitts, by deed of record in Instrument Number 20000719-0071333, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is improved property commonly known as 1304 McKennie Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $14,500.00.

BARBARA KENRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant

Subscribed and sworn to before me this 24 day of June, 2004.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24 day of June, 2004.

Gregory B. Pitts

Virginia N. Pitts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Gregory B. Pitts and wife, Virginia N. Pitts with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of June, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07