File #200480173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan E. Rojas, married	Megan E. Rojas	Map: 104-08-348
(NAME) 1604 16th Avenue, South	(NAME)	Parcel:
(ADDRESS) Nashville TN 37212	(ADDRESS)	
(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, **ROB PITTMAN AND WIFE, NICOLE PITTMAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MEGAN E. ROJAS, MARRIED**, 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 the south 42 feet of the north 192 feet of the west one-half of Lot NO. 53 on the Plan of O.B. Hayes' Large Lots, as of record in Book 21, Page 87, Register's Office for said County. Said Part of Lot No. 52 Fronts 42 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Rob Pittman and wife, Nicole Pittman by Warranty Deed dated January 8, 2003 of record in Instrument No. 20030115-0006635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on the plan of record in Plat Book 21, Page 87; 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 1604 16th Avenue, South, 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 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 8th day of September, 2004.

Rob Pittman by Nicole Pittman Atty in Fact

Rob Pittman By: Nicole Pittman, Attorney-in-Fact

Nicole Pittman

Nicole Pittman

Davidson County DEEDWARR
Recvd: 09/17/04 10:27 2pgs
Fees:13.00 Taxes:728.90

20040917-0112083

STATE OF Tennessee

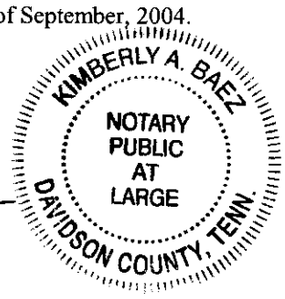
COUNTY OF Sumner

On this 8th day of September, 2004, before me personally appeared Nicole Pittman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Rob Pittman and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20040917 - 0112082, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 8th day of September, 2004.

Kimberly A. Baez

Notary Public



My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066