THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23498-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me this 13th day of October, 2004. Notary Public My Commission Expires: 9-27-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Deborah K. Pitts Keith B. Pitts 114 Clarendon Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.130.03-0 Parcel No. 123.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David T. Vandewater and wife, Phyllis B. Vandewater**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah K. Pitts and husband, Keith B. Pitts** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 625 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of October, 2004.

David T. Vandewater

Phyllis B. Vandewater

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David T. Vandewater and Phyllis B. Vandewater**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2004.

Notary Public

My Commission Expires: 9/24/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/21/04 13:26 2pgs
Fees:13.00 Taxes:3422.50

20041021-0126883

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of John Bruno Subdivision, as of record in 8250, page 956, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David T. Vandewater and wife, Phyllis B. Vandewater by deed dated May 20, 2003 from John Bruno, III. and wife, Emily G. Bruno of record in Instrument No. 20030602-0074321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 8250, page 956, Register's Office for Davidson County, Tennessee.
2. All matters appearing on the Plan of record as Book 421, page 103 and Book 2900, page 137, Register's Office for Davidson County, Tennessee.
3. Easement for water mains of record in Book 613, page 404 and Book 924, page 24, Register's Office for Davidson County, Tennessee.
4. Easement for use of a septic tank of record in Book 3254, page 115, Register's Office for Davidson County, Tennessee.