WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/04 09:01 2pgs
Fees:13.00 Taxes:458.80

20041103-0132189

G-FAM-04-814

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Winter Means	Franklin American Mortgage Co.	
814 Gwynn Drive	(NAME) 501 Corporate Centre Drive, Suite 400	61-7-144
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WHITNEY M. LLOYD PITTS, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA WINTER MEANS, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 16, Block C, BROADMOOR, as shown on plat of record in Plat Book 547, Page 161, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by QuitClaim Deed from Jonathan A. Pitts to Whitney M. Lloyd Pitts (being the same person as Whitney M. Lloyd) as recorded on the 29th day of July, 2004 in Instrument No. 20040729-0091099; Special Warranty Deed from Bank One to Whitney M. Lloyd and Jonathan A. Pitts, joint tenants with right of survivorship as recorded on the 31st day of March, 2003 in Instrument No. 20030331-004200, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 814 Gwynn Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 13th day of October, 2004.

Whitney M. Lloyd Pitts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Whitney M. Lloyd Pitts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 13th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903