	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2004. Notary Public MY COMMISSION EXPIRES: 9-22-07. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER O'DONNELL	America's Wholesale Lender	**72-10-166**
(NAME) **2832 BRONTE AVENUE**	(NAME) P.O. Box 10212	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) Van Nuyes, CA 91409	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GREGORY B. PITTS AND WIFE, VIRGINIA N. PITTS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER O'DONNELL**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Subdivision, by J. T. and C. S. Dugger of the E. B. Rucker Land, of record in Plat Book 1130, page 20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory B. Pitts and wife, Virginia N. Pitts by deed from Michael E. Brown and wife, Sheila H. Brown of record in Instrument Number 20010530-0055673, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 1130, page 20, and any and all easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/06/04 11:14 2pgs
Fees:13.00 Taxes:384.80

20041206-0144758

Unimproved ( )
This is improved(X) property, known as 2832 BRONTE AVENUE, NASHVILLE, TN 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 GRANTEES, her heirs assigns forever; and we do covenant with the said GRANTEE 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, her 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 30 day of November, 2004.

GREGORY B. PITTS

VIRGINIA N. PITTS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GREGORY B. PITTS AND VIRGINIA N. PITTS,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2004.

My Commission expires: **September 22, 2007**

Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN