File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 46076
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/28/04 15:25 2pgs
Fees:13.00 Taxes:317.46
20041228-0153251

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Pitts Pam Pitts 123 Cheekwood Terrace Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 083-09-379

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$85,800.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Toby G. Hildabrand and spouse, Sarah J. Hildabrand,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Pitts and spouse, Pam Pitts** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 6-1/3 feet of Lot 38 and the easterly 33-2/3 feet of Lot 39 on the Plan of the Subdivision of the Lindsley 29 acre tract as of record in Book 57, page 66, Register's Office for said County. Said westerly part of Lot 38 and the easterly part of Lot 39 front together 40 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Toby G. Hildabrand and Sarah J. Hildabrand by deed from Wilson Enterprises, Inc. of record in Doc. No. 20040713-0083503, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 66, said Register's Office.

This is improved property, known as: 1410 Forrest Avenue, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of December, 2004.

Toby G. Hildabrand

Sarah J. Hildabrand

State of TENNESSEE

County of DAVIDSON

On this 23rd day of December, 2004 , before me the undersigned authority, personally appeared Toby G. Hildabrand and Sarah J. Hildabrand , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires:

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $85,800.00

Affiant

Sworn and subscribed before me this the 23rd day of December, 2004

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires:

Notary Public