| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Vickie L. Roper | Allied Mortgage Group, Inc. | Map 52-7 |
| 104 Sanitarium Road | 7 Bala Avenue, Ste. 108 | Parcel 135 |
| Madison, TN 37115 | Bala Cynwyd, PA 19004 | 26b 12200 |

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Greg Pitts and wife, Virginia Pitts** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Vickie L. Roper, a married person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Davidson County DEEDWARR
Recvd: 03/07/05 10:42 3 pgs
Fees:18.00 Taxes:443.26
20050307-0024660

**See attached Exhibit A for legal description.**

**This description is the same as was used in the last deed of record.**

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Restrictive Covenants contained in Book 8245, page 150, said Register's Office.
3. Easements of record Book 9377, page 179, said Register's Office.

This is improved property commonly known as 104 Sanitarium Road, Madison, TN 37115.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $119,800.00.**

Affiant

**Subscribed and sworn to before me this 4 day of March, 2005.**

Notary Public

**My Commission Expires:** 9-24-2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of March, 2005.

Greg Pitts

Virginia Pitts

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Greg Pitts and wife, Virginia Pitts with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of March, 2005.

Notary Public

My Commission Expires: 9-24-2005

NOTARY PUBLIC STATE AT LARGE DAVIDSON COUNTY, TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being more particulary described as follows:

BEGINNING at an iron pin in the southerly right-of-way of Sanitorium Road; thence with said right-of-way, along a curve to the right having a central angle of 15 degrees 07' 51", a radius of 660.37 feet, for a length of 174.39 feet to an iron pin; thence S 44 degrees 10' 43" E, 191.97 feet to an iron pin; thence S 54 degrees 42' 32" W, 133.85 feet to an iron pin; thence N 59 degrees 18' 34" W, 153.73 feet to the point of beginning, containing 0.61 acres, more or less.

This is the same legal description as was used in the previous deed of record.

Being the same property conveyed to Greg and Virginia Pitts on 10/31/2000 by quitclaim deed from Coordination Plus Rehab Group, L.L.C. of record in Instrument No. 20001106-0109696, said Register's Office. Further conveyed to Coordination Plus Rehab Group, L.L.C. by warranty deed from William L. Gattis, II, and wife, Michelle C. Gattis of record in Book 10870, page 797, said Register's Office.