Davidson County DEEDWARR
Recvd: 06/07/05 11:20 2 pgs
Fees:13.00 Taxes:599.40
20050607-0064907

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$162,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2005.

Notary Public

My commission expires: 11-25-06

(AFFIX SEAL)

E. MANNIX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David E. Pitta	**GMAC Mortgage**	**141-07-B-106.00-CO**
341 Roslyn Court	**1801 West End Avenue, Ste. 700**	
Nashville, TN 37221	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Karen Puckett, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David E. Pitta and wife, Patricia M. Pitta

HEREINAFTER CALLED THE GRANTEES, THEIR 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 92 on the plan of the First Revision of Somerset Farms, Section 4, Phase 1, a PUD of record in Plat Book 9700, Page 157, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Karen Puckett, an unmarried woman by deed dated May 18, 2000 from Stacey E. Crain and wife, Kellie M. Crain of record in Instrument No. 20000519-00500557, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **341 Roslyn Court, Nashville, TN 37221**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 31st day of May, 2005.

Karen Puckett by Brian Harris

Karen Puckett by Brian Harris as her attorney in fact

attorney in fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brian Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Attorney-in-fact for **Karen Puckett,** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Karen Puckett**, the within named bargainor(s) by the said Brian Harris as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **31st** day of **May, 2005.**

E Mannix
Notary Public

My commission expires = 11-25-06

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY