FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/05 13:34 2 pgs
Fees:13.00 Taxes:370.00
20050726-0086910

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James McKenzie	New Owner	Map 82
876 Sharpe Avenue		Group 4
Nashville, TN 37206		Parcel 199

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brian Pitts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James McKenzie, unmarried
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:

BEING Lots Nos. 84 and 85 on the map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 84 and 85 front together 100 feet on the southerly side of Osage Avenue, and runs back between parallel lines 147 feet to an alley.

Less and Except the following portion of property:

Being Lot No. 85 and the westerly 4 feet of Lot No. 84 on the map of Thornby Place as of record in Book 332, Page 3, Register's Office for said County.

Said Lot No. 85 and part of Lot No. 84 adjoin and front together 54 feet on the southerly side of West Sharpe Avenue, formerly Osage Avenue, and extend back between parallel lines 142 feet to an alley.

Being the same property conveyed to Brian Pitts, married, by deed from Leland D. Watts, married, of record in Instrument 20040513-0055630, said Register's Office, dated May 10, 2004. And being the same property conveyed to Leland D. Watts, married, by deed from Helen Johnson and Ada Doss, and David Fields, of record in Instrument 20040414-0042100, said Register's Office, dated March 23, 2004. And being the same property conveyed to Arthur Fields and wife, Lizzie Fields, by deed of record in Book 841, Page 172, dated April 4, 1930, Less and Except portion of property described in Warranty Deed in Book 2699, Page 15, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 3, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 876 Sharpe Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22nd day of July, 2005.

Brian 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 Brian Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.