Davidson County DEEDWARR
Recvd: 11/02/05 10:54 2 pgs
Fees:13.00 Taxes:431.05

20051102-0132421

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **44222**

WARRANTY DEED

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-22-07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DAN PITCHFORD et ux **495 Annex Avenue** **Nashville, TN 37209**	Regions Mtg 601 S. Court Montgomery AL 36104	**90-12-89** **8DA 26295**

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 **I, JEWELL MARIE HICE, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAN PITCHFORD and wife,** Amylithe Pitchford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 269 on the plan of Charlotte Park Section 5, of record in Book 2663, page 112, Register's Office for said County.

SAID Lot No. 269 fronts 75.0 feet on the westerly margin of Annex Avenue and extends back 150.0 feet on the southerly line and 150.1 feet on the northerly line to a dead line in the rear, measuring 77.5 feet thereon.

BEING the same property conveyed to Jewell Marie Hice by deed from Isaac P. Connor, Jr., and wife, Cleddie Connor, of record in Book 6245, page 754, Register's Office for Davidson County, Tennessee.

This is improved property known as **495 Annex Avenue, Nashville, Tennessee 37209**

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 21ST DAY OF OCTOBER, 2005.

Jewell Marie Hice

JEWELL MARIE HICE

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 JEWELL MARIE HICE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 21st day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.