THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP 5107 MARYLAND WAY STE. 115 BRENTWOOD, TN 37027 CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2005. Notary Public MY COMMISSION EXPIRES: 4-22-07 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene H. Nix	Regions Bank d/b/a Regions Mtg	MAP 108-12-B
2200 South Ashford Court	605 South Perry Street	PARCEL 73
Nashville, TN 37214	Montgomery, AL 36104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Winifred S. Pitkin and husband, William Pitkin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eugene H. Nix and wife, Judith B. Nix**

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 No. 52 on the Plan of Harborview, Phase 1-A, Section 2, as of record in Plat Book 6900, page 757, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to George C. Arnold and wife, Winifred S. Arnold by deed from Frank Batson Homes, Inc. of record in Book 8544, page 690, Register's Office for Davidson County, Tennessee, and further conveyed to Winifred S. Arnold by quitclaim deed from George C. Arnold of record in Book 9892, page 851, Register's Office for Davidson County, Tennessee. The said Winifred S. Arnold has since married and is now known as Winifred S. Pitkin. William Pitkin joins in this conveyance to convey any and all marital interest he may have in subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2200 South Ashford Court, Nashville, TN 37214.**

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 our hands this the 15th day of November, 2005.

Winifred S. Pitkin

William Pitkin by Winifred S. Pitkin, Attorney-in-Fact

By: Winifred S. Pitkin
Atty. in fact

Davidson County DEEDWARR
Recvd: 11/21/05 08:47 2 pg
Fees:13.00 Taxes:795.50

20051121-0140037

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 **Winifred S. Pitkin** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of November, 2005.

My Commission expires 9-22-07

CAROLINE CHAPPELL
NOTARY
LARGE
DAVIDSON COUNTY, TENNESSEE

Caroline Chappell
Notary Public

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 **Winifred S. Pitkin** 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 on behalf of **William Pitkin**, as his Attorney in Fact, as the free act and deed of the within named **William Pitkin**.

Witness my hand and official seal this the 15th day of November, 2005.

My Commission expires 9-22-07

CAROLINE CHAPPELL
NOTARY
LARGE
DAVIDSON COUNTY, TENNESSEE

Caroline Chappell
Notary Public