THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 23027N

Davidson County DEEDWARR
Recvd: 02/06/06 09:05 2 pgs
Fees:13.00 Taxes:814.00
20060206-0014192

MAP/GROUP/PARCEL: 104-02-0-U006.00

NEW OWNER'S NAME AND ADDRESS:
JAMES WAITE PITMAN
395 OMAN STREET
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, BRITTANY L YATES, a unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto, JAMES WAITE PITMAN, a unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being UNIT No. A-3, of the Long Boulevard Townhome Condominiums as established by the Master Deed of record in Instrument No. 20030228-0027108, in the Register's Office of Davidson County, Tennessee, and more particularly described on the plan attached as Exhibit "A" to said Master Deed, together with the said unit's appurtenance undivided interest in the general and limited common elements of said condominium.
>
> The subject property is improved property known as 395 OMAN STREET, Nashville, TN 37203.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20030402-0043732, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

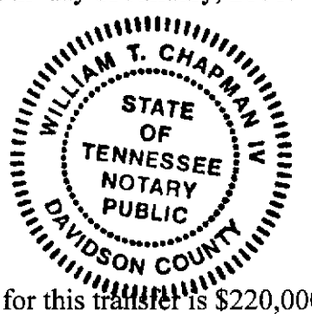
Brittany L Yates
BRITTANY L YATES

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, BRITTANY L YATES, a unmarried woman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at ~~offices in~~ Nashville, Tennessee on this the 25th day of January, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $220,000.00.

AFFIANT

Sworn to and subscribed before me, this the 25th day of January, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

