Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 14:20 2 pgs
Fees:13.00 Taxes:225.70

20060502-0050523

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, ~~WHICHEVER IS GREATER~~ IS, **$61,000.00**

Affiant

Subscribed and sworn to before me this 27 day of April, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Equity Trust Company, Custodian fbo Virginia N. Pitts IRA	SAME	069-04-0-140.00
225 Burns Road ~~117 Walters Court~~	225 Burns Road	
Elyria, OH 44035 ~~Nashville, TN 37218~~	Elyria, OH 44035	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Middle Tennessee Home Solutions**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Equity Trust Company, Custodian fbo Virginia N. Pitts IRA**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 172 on the plan of Haynes Park Subdivision, Section 2, of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 172 fronts 41.49 feet on the westerly side of Walters Court and runs back between lines 154.40' on the southerly side and 122.39 feet on the northerly side, to a broken line in the rear on which it measures 202 feet thereon.

Being the same property conveyed to Middle Tennessee Home Solutions by deed from Nancy J Henderson on April 27, 2006 of record in Instrument Number 20060428-0048658 **Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 51, Register's Office Davidson County, Tennessee.

This is improved property known as: **117 Walters Court, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 27, 2006.

Middle Tennessee Home Solutions

N L Dorroll

By Nick Dorroll

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27 day of April, 2006, before me, appeared Nick Dorroll to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Agent Representative of Middle Tennessee Home Solutions and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Nick Dorroll acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

9-22-07