WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/06 16:11 2 pgs
Fees:13.00 Taxes:650.83

20060627-0076963

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Turrill	Countrywide Home Loans	MAP 051-02
(NAME)	(NAME)	
304 Port Drive	3011 Armory Drive Ste 120	PARCEL 002.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37204	
(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, David Pitzer and Brenda Miller and Timothy Pitzer and Irene S. Pitzer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron Turrill and wife, Jennifer Turrill

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. 107 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to David Pitzer, Brenda Miller and Timothy Pitzer by Quitclaim Deed from A. George Pitzer and wife, Irene S. Pitzer of record by Instrument No. 20020408-0042417, Register's Office for Davidson County, TN. A. George Pitzer and wife, Irene S. Pitzer retained a life estate. The said A. George Pitzer having since died on December 22, 2004 in Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

David Pitzer executes this Instrument as Attorney-in-Fact on behalf of Timothy Pitzer pursuant to Specific Power-of-Attorney of record by Instrument No. 20060627-0076962, Register's Office for Davidson County, Tennessee.

This is not the principal residence of David Pitzer, Brenda Miller or Timothy Pitzer.

unimproved ( )
This is improved (X) property, known as 304 Port Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 23rd day of June 2006

David Pitzer

Timothy Pitzer
By: David Pitzer, Attorney-in-fact

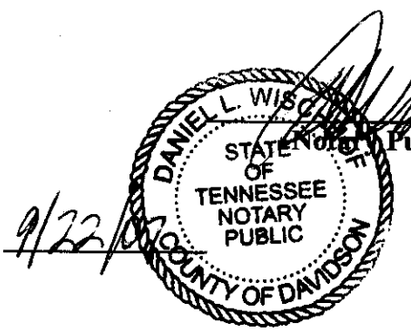
Brenda Miller

Irene S. Pitzer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of June, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID PITZER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TIMOTHY PITZER as his Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said TIMOTHY PITZER.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 23rd day of June, 2006.



Notary Public

My Commission Expires: 9/22/[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary, the within named David Pitzer, Brenda Miller and Irene S. Pitzer, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this the 23rd day of June, 2006.



Notary Public

My Commission Expires: 9/22/[illegible]