WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/06 13:45 2 pgs
Fees:13.00 Taxes:491.36
20060628-0077432

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,800.00

Brenda P. Miller
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/22/07 (AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 101, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. David Pitzer (NAME)	SAME (NAME)	MAP 026-07
101 Heathcote Court (ADDRESS)	(ADDRESS)	PARCEL 065.00
Goodlettsville, TN 37072 (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, Willie P. Uhles, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. David Pitzer and Timothy G. Pitzer and Brenda P. Miller

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. 171 on the Plan of Windsor Green, Phase 1, Section 3, of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 171, which is a corner lot, fronts 39.56 feet on the Southerly margin of Windsor Trace and fronts 85.80 feet on the Southerly margin of Heathcote Court, said frontages being joined by a curve having a length of 38.08 feet, and extends back 98.99 feet on the Southerly line and 76.92 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Willie P. Uhles and wife, Doara A. Uhles by Cash Deed for Tennessee dated February 21, 1991, from Jack F. Kemp, Secretary of Housing and Urban Development, of record in Book 8299, Page 242, Register's Office for Davidson County, Tennessee. The said Doara A. Uhles having since died.

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

unimproved ( )
This is improved (X) property, known as 101 Heathcote Court, Goodlettsville, TN 37072
(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 my hand this 23rd day of June, 2006

Willie P. Uhles

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 Willie P. Uhles, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of June 2004.

Commission expires 9/22/07

DANIEL W. SCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public